

IN THE MATTER OF THE \* BEFORE THE COUNTY  
THE APPLICATION OF ROHE FARM \* BOARD OF APPEALS  
LANE DEVELOPMENT, INC. \* OF BALTIMORE COUNTY  
FOR A ZONING RECLASSIFICATION \* CASE NO. R-91-120  
FROM D.R.1/D.R.2 TO D.R.3.5 \* Item #14, CYCLE IV  
ON PROPERTY LOCATED ON THE \* 1990-1991  
SOUTHEAST SIDE OF BIRD RIVER  
ROAD, 165' ± SOUTHWEST OF  
CENTERLINE OF REAMES ROAD  
15TH ELECTION DISTRICT  
5TH COUNCILMANIC DISTRICT

#### OPINION

This matter comes before the Board as a Petition for Zoning Reclassification, seeking a change from the existing D.R.1 and D.R.2 classification to D.R.3.5, as amended from a previously requested D.R.5.5 zoning. The amended documented site plan for construction of 154 single family detached dwellings lies in the Fifth Councilmanic District on a parcel of 46 acres known as the Rohe Farm.

When considering Petitions for Reclassification, this Board is governed by Section 2-58.1 of the Baltimore County Code which states that before any property may be reclassified, the Board of Appeals must find that there has occurred substantial change in the character of the neighborhood, or that the classification of the property was established in error.

The Petitioner in this case, Mr. Thomas Frech, testified to his experience as a developer and builder in various locations in Baltimore County, particularly the Perry Hall area, and reviewed present marketing expectations for single family detached dwellings. Mr. Frech stated that the subject site of his documented plan has all the main requirements for development.

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Noting the mix of commercial and residential zoning approximate to this site, Counsel for the Petitioner characterized the zoning as a "hodge-podge" unlike anywhere in the County. With the availability of water and sewage, Petitioner contends that adjacent property zoned D.R.1 and D.R.2 constitutes an error. He questioned the extension of these public services and the subsequent costs to properties zoned for such a low building density, a condition that manifests a change in the area and one that justifies a D.R.3.5 zoning for his property.

Petitioner further contends that the changing status of the property once proposed for the World Bridge Park and Trade Center, which lies East of the subject site, looms as a problem in utilizing D.R.1 and D.R.2 zones. Counsel for Mr. Frech asserted that the County Council made an error not to have anticipated these changes in the 1988 Comprehensive Map Process, with manufacturing zones in the front and rear of his D.R.1 and D.R.2 property, initially zoned in 1976. Although the Planning Board says the location is a low density area, Petitioner contends that the D.R.3.5 zone would not be a dramatic increase in density.

In protest of the zoning reclassification were several residents (15), whose spokesperson was M. Walter Frazier, and the People's Counsel for Baltimore County. People's Counsel noted that the subject property was given a CRG approval for sixty-five lots prior to Petitioner's purchase in 1989, and that he could have gone with seventy-one units on the property as the land existed.

A resident and neighbor to the Rohe Farm for ten years, Mr.

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Frazier acknowledged no changes in what he considered a historical area. Referring to aerial maps, Mr. Frazier identified properties of individual homes in a rural location consistent with the D.R.1 and D.R.2 zones. Among the several objections he and his neighbors identified were traffic concerns for pedestrians and vehicles on deteriorating roads with existing problems, certain to be increased with the addition of 157 homes.

Mr. Leo Rohe, previous owner of the property, testified to the existence of troublesome springs on the farm, and also noted that the closest ML zone is one thousand feet from the rear of the site.

Mrs. Shirley Spiegel, a long time resident on Bird River Road, one half mile from the site, testified to the low water pressure she experiences, a troublesome inconvenience she feels will worsen with the development.

Mr. Paul Wellman, a long time resident of Rohe Farm Lane, testified to several concerns, among which was the deficiency of Bird River Road, and the unlikely improvement of water pressure by the County government.

Mrs. Marjorie Marchneck testified as to the rural nature of the area. Responding to the rather recent availability of public water and sewage, she cited the condemnation of wells and septic systems by the County government as the reason the services came.

Mr. Dennis Wertz, of the Office of Planning and Zoning and senior planner for the Eastern region of Baltimore County, reviewed the application for zoning reclassification and recommended denial. He testified that the entire south side of Bird River Road

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containing the Rohe Farm is consistently D.R.1 and D.R.2, and the property as it is has a use with a County Review Group (CRG) approval. Mr. Wertz stated that the zoning is not in error and that the Planning Board did not recommend the upgrading of the zoning.

In response to inquiries from Counsel for the Petitioner, Mr. Wertz acknowledges that the zoning for the area is an unusual mix. Suggesting that a study of the area should be made for future zoning classification, Mr. Wertz considered the D.R.1 and D.R.2 for now as appropriate. With the testimony of this expert witness in mind, the Board is cognizant of the impact future commercial development approximate to D.R.1 and D.R.2 parcels will have in this area of Baltimore County, and in particular, the ultimate utilization of the vacant land originally planned for the now defunct World Bridge Theme Park.

As referred to previously, the Board of Appeals is required to base its decision upon evidence presented that shows substantial change in the character of the neighborhood, or that the zoning was established in error. In this Petition, the Board is of the opinion that when the 1988 zoning classifications were being determined, the D.R.1 and D.R.2 designation for the subject site was reasonable zoning under the Baltimore County Master Plan. To assume that the apparent merit today of a higher density residential zone that was not considered in the 1988 map process constitutes error, we feel is not proper according to evidence before us. We note particularly, the surrounding and adjacent

#### PETITION FOR ZONING RECLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR-1 & DR-2 zone to an DR-3.5 zone, for the reasons given in the attached statement, and (2) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Residential Purposes.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

1. or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	ROHE FARM LANE DEVELOPMENT, INC.
Signature	(Type or Print Name)
Address	Signature
City and State	Thomas O. Frech, President
Attorney for Petitioner:	(Type or Print Name)
E. Scott Moore	Signature
(Type or Print Name)	c/o Thomas O. Frech
Address	12101 Bel. Air Road
City and State	Address
4111 E. Joppa Road	Kingsville, MD 21087
Address	City and State
Baltimore, MD 21236	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	E. Scott Moore
Attorney's Telephone No.: 529-4600	Name
	4111 E. Joppa Road
	Address
	Baltimore, MD 21236
	Phone No.

RECEIVED  
BALTIMORE COUNTY  
PLANNING & ZONING  
DIVISION  
NOV 11 1991

Rohe Farm Lane Development, Inc., Case No. R-91-120

properties of the same classification. Testimony further indicates that the neighborhood has not changed from single family dwellings on large lots, surrounded by vacant fields.

It is the opinion of this Board that if reclassification of the Rohe Farm is justifiable that it should be addressed comprehensively in the 1992 Map Process by the County Council so that its impact on the entire area can be assessed, and will therefore deny the Petition, and will so order.

#### ORDER

IT IS THEREFORE this 10th day of December, 1991 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification of the subject property from D.R.1 and D.R.2 to D.R.3.5 be and the same is hereby DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

Harry E. Buchheister, Jr.  
Harry E. Buchheister, Jr.

S. Diane Levero  
S. Diane Levero

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
FROM D.R. 1/D.R. 2 TO D.R. 3.5 : OF BALTIMORE COUNTY  
SE/ Bird River Rd., 165' ± SW of :  
C/L of Reames Rd., 15th Election :  
Dist., 5th Councilmanic Dist. :  
ROHE FARM LANE DEVELOPMENT, INC.: Zoning Case No. R-91-120 (Item 14, Cycle IV)  
Petitioner :

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
Towson, Maryland 21204  
887-2188

I HEREBY CERTIFY that on this 5th day of April, 1991, a copy of the foregoing Entry of Appearance was mailed to E. Scott Moore, Esquire, 4111 E. Joppa Rd., Baltimore, MD 21236, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

88-10-11 5-22416



County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

Hearing Room -  
Room 301, County Office Bldg. June 4, 1991

#### NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. R-91-120  
Item #14 IV 1990-91  
ROHE FARM LANE DEVELOPMENT, INC.  
SE/ Bird River Road, 165' ± SW of  
C/L of Reames Road  
15th Election District  
5th Councilmanic District  
(Documented Amended Plan submitted on 6/4/91)

Reclassification originally from  
D.R.1/D.R.2 to D.R.3.5; amended to D.R.3.5  
FRIDAY, NOVEMBER 8, 1991 AT 10:00 A.M.

ASSIGNED FOR:  
cc: E. Scott Moore, Esquire Counsel for Petitioner  
Rohe Farm Lane Development, Inc. Petitioner

James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Public Services  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Chief Deputy County Attorney

LindaLee M. Ruzsmaul  
Legal Secretary



To: David Thomas, Asst. Chief  
Bureau of Public Services

9/25/89

From: Paul Wellman  
10007 Bird River Road  
Baltimore, Maryland  
21220

Subject: CRG Rohe Farm Development

This memo is intended to list my comments, as a thirty-six year resident, of the proposed development's impact on my neighborhood.

1. The proposed houses are located on much smaller lots than existing dwellings in the neighborhood. I feel this spacing will change the character of our neighborhood by creating a much more congested area along Bird River Road. Although you stated, at the hearing, that the small lots do conform to the present zoning, I feel that this close grouping of houses will change the neighborhood's character and thus violates the intent of the regulations. I am also concerned that dwellings will be built on the remaining space in the future. I do not believe that anyone can guarantee that this added development will not occur.

2. The construction of this subdivision will increase storm water flow to the roadside ditch in front of # 10007 and # 10011. The existing driveway pipes and ditch do not contain storm water flow during some rains. The storm drain pipes in front of the church may not be adequately sized. I am requesting that the developer be required install a storm drain running from his property to an outfall in front of Our Lady Queen of Peace Church.

3. The development site is located by the intersection of Reames Road and Bird River Road. This section of road has a poor site distance. Since Bird River Road is fairly narrow, and carries a heavy flow of fast moving traffic, a serious safety hazard presently exists. I recommend that a turning lane be considered at the site of the proposed road.

4. Recent development at White Marsh Estates has increased the number of pedestrians traveling along Bird River Road to the church and school. The present road and ditch section does not provide any safe walkway for pedestrians. Since the proposed subdivision will provide more students and workers at the church and school, there will be an increased probability of injured pedestrians.

4. Rohe Farm Lane is not a County road.

Mr. Robert Covahey, P.E. Chief  
Bureau of Public Services  
111 West Chesapeake Avenue  
Towson, Maryland  
21204

Reference: Rohe Farm Property

Dear Sir:

I am sending the following recommendations for your consideration regarding the proposed subdivision plans:

Storm water from the intersection of Reames Road and Bird River Road and a portion of the subject property flows through a pipe that is located under Rohe Farm Lane. This pipe discharges into a roadside ditch that runs along the front of 10007, 10011 Bird River Road and Our Lady Queen of Peace Catholic Church.

I am requesting that the developer be required to intercept and direct this storm water to an adequate outfall. The best method to accomplish this appears to be the installation of a storm drain pipe in Bird River Road, running from the proposed development to the outfall ditch southwest of the church. An alternative method would be the interception and direction of this flow by constructing inlets and drains, on the North East side of Rohe Farm Lane, that would outfall in the proposed subdivision's storm water management pond.

Since Rohe Farm Lane does not have a crown, storm water will drain from the front lawns of the proposed houses to the northeast side of 10011 Bird River Road. This flow can be intercepted by placing an inlet on the southwest corner of the intersection of Bird River Road and Rohe Farm Lane.

The present heavy traffic on Bird River Road is hazardous to pedestrians and will become worse with the construction of the new subdivision. I am requesting that the developer be required to provide adequate sidewalks from the subdivision to the church property. If the storm drains that I have proposed are constructed, a sidewalk could be installed over the existing roadside ditch. I believe that no additional right-of-way will be required to construct this sidewalk.

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Reasons that the subject property should not be reclassified from DR-1 and DR-2 to DR-5.5

The subject property is located in an area designated as suburban residential and not for increased density development as stated by the petitioners. The present DR-1 and DR-2 zoning is consistent with most developed properties in the area. The construction of new sewerage facilities should not be considered sufficient justification to allow the drastically more intense development. The CRG plans that the petitioners presented in 1989 proposed that most of the dwellings be constructed on small lots, seven or more per acre, situated on about one third of the property. The petitioners stated that the small lots should be so located to allow service by the existing sanitary sewer in Bird River Road. Since the petitioners have stated in this appeal that the new pumping station will allow development of all of the dwellings on one half acre to one acre lots. Residents of the area do not expect the subject property to remain vacant but we do expect that Baltimore County will insure that the property will be developed in a manner that is consistent with the established usage.

The petitioners stated that the expansion of the Northeast and Southwest Water Transmission Mains allows sufficient water capacity for development of the subject property. Many of the residents would question this statement. They are experiencing low pressure on first floors and almost unusable pressures on the second floors. The petitioner only tested the water supply at the lowest corner of the subject property.

The creation of the Worldbridge Park and Trade Center has no direct relationship to any merits of this request to increase housing density on the subject property.

Over the past few years vehicular traffic has greatly increased due to the development of Whitmarsh Estates, new commercial properties and new through traffic. A large portion of this new through traffic is due to the discovery of a short cut that was made by commuters and park visitors while Ebensser Road was closed for bridge repairs. The future development of Commercial and town house properties that are presently approved will also increase traffic. The Bird River Road and Reames Road intersection, which is located at the crest of a hill, is hazardous due to poor sight distance. The addition of access roads and increased traffic, about 2800 trips per day, from the Rohe Farm Site will greatly add

to the danger at this intersection. The intersection of Bird River Road and Middle River Road is also difficult and dangerous to negotiate. A traffic light should be installed there due to the existing traffic. Since there are no sidewalks on this road from the subject site to the stores or the church and school the residents of the 253 new houses will be endangered if they walk along the heavily travelled narrow road. The deep roadside ditches and close side slopes forces pedestrians to walk on the road.

The subject property is also located in the flight path of the Martin State Airport. The County rejected an application for more dense zoning for an adjacent property in the flight path due to public safety considerations. Since the airport has much more civilian and military traffic now it would appear that the safety considerations are still valid.

R-91-120 6/4/91  
BOARD OF APPEALS HEARING

#### PROPERTY OWNERS IN THE VICINITY OF THE ROHE FARM PROPERTY

THE ATTACHED LIST OF NAMES, ADDRESSES, AND TELEPHONE NUMBERS REPRESENT SOME OF THE INTERESTED RESIDENTS OF THE AREA AROUND THE SUBJECT SITE. THE PROPERTY OWNERS HAVE BEEN ADVISED THAT THIS HEARING IS TO ALLOW THE PETITIONERS TO SUBMIT A DOCUMENTED SITE PLAN. THE PROPERTY OWNERS ON THE ATTACHED WISH TO STATE THAT THEIR ABSENCE FROM THIS HEARING SHOULD NOT BE CONSTRUED AS AGREEMENT FOR THE PROPOSED CHANGE OR THE LACK OF INTEREST ON THEIR PART. THEY ARE REQUESTING THAT THE COUNTY PROVIDE THEM ADEQUATE NOTIFICATION OF THE NEXT HEARING. THE SIGN WAS NOT POSTED ON THIS PROPERTY IN A MANNER THAT RESIDENTS COULD BE PROPERLY ALERTED. AFTER THE ZONING OFFICE WAS ADVISED OF THE POOR PLACEMENT OF THE SIGNS, THEY WERE CHANGED ABOUT SEVEN DAYS PRIOR TO THIS HEARING.

ROHE LEO JR  
1014 ROHE FARM LANE  
BALTI MD 21220  
687-0608

FRAZIER WALPER  
1013 ROHE FARM LANE  
BALTI MD 21220  
574-9271

DOBRY LEE  
10011 BIRD RIVER RD  
BALTI MD 21220  
391-1247

Kimble Daniel  
1000 ROHE FARM LANE  
BALTI MD 21220  
574-7242

CARROLL WAYNE  
1006 ROHE FARM LANE  
BALTI MD 21220  
687-0271

RINGSBORG KENNETH  
1012 ROHE FARM LANE  
BALTI MD 21220  
687-5651

WARREN MARION  
1111 REAMES RD  
BALTI MD 21220  
687-5162

RIGGS ON CHARLES  
1141 REAMES RD  
BALTI MD 21220  
682-2194

MAGSAMEN RICHARD  
1143 REAMES RD  
BALTI MD 21220  
686-0833

WAGNER D  
1201 REAMES RD  
BALTI MD 21220  
687-6092

EICHELBERGER MR & MRS  
1203 REAMES RD  
BALTI MD 21220  
780-3538

HOFFMAN EDITH  
1205 REAMES RD  
BALTI MD 21220  
391-5321

ROONEY C M  
9711 BIRD RIVER ROAD  
BALTI MD 21220

SCHNEPER RICHARD J  
9712 BIRD RIVER RD  
BALTI MD 21220

ACKHURST JAMES W JR  
9723 BIRD RIVER RD  
BALTI MD 21220

JAMES JEFFREY  
9725 BIRD RIVER RD  
BALTI MD 21220

BIGOS N  
9735 BIRD RIVER RD  
BALTI MD 21220

SMITH J A  
9739 BIRD RIVER RD  
BALTI MD 21220

MOORE RONALD  
9772 BIRD RIVER RD  
BALTI MD 21220

VOLPE SHIRLEY  
9773 BIRD RIVER RD  
BALTI MD 21220

GOODMAN W. S.  
10209 BIRD RIVER RD  
BALTI MD 21220  
335-5783

WARREN BRUCE  
10212 BIRD RIVER RD  
BALTI MD 21220  
335-8935

VESTER BLAINE R  
10215 BIRD RIVER RD  
BALTI MD 21220  
335-3129

ZILL JACK  
10216 BIRD RIVER RD  
BALTI MD 21220  
335-0471

WINGARD RONALD  
10226 BIRD RIVER RD  
BALTI MD 21220  
335-8595

ATKINS JOHN  
10231 BIRD RIVER RD  
BALTI MD 21220  
335-6040

MOXHOM JOSEPH  
10232 BIRD RIVER RD  
BALTI MD 21220  
335-7123

SCOTT JAMES  
10242 BIRD RIVER RD  
BALTI MD 21220  
335-6832

WEISE HENRY  
10312 BIRD RIVER RD  
BALTI MD 21220  
335-8574

NILES GEO  
10313 BIRD RIVER RD  
BALTI MD 21220  
335-1406

VANCE J B  
10317 BIRD RIVER RD  
BALTI MD 21220  
335-1111

WILLIAMS JAMES  
10318 BIRD RIVER RD  
BALTI MD 21220  
335-1111

WELLMAN PAUL F  
10007 BIRD RIVER RD  
BALTI MD 21220  
687-1229

CUILLER KEITH  
10100 BIRD RIVER RD  
BALTI MD 21220  
687-9177

ESPECIALLY FOR YOU  
10100 BIRD RIVER RD  
BALTI MD 21220  
686-8192

MESSINGER EDWARD  
10103 BIRD RIVER RD  
BALTI MD 21220  
686-2120

K&K CRANES INC.  
10108 BIRD RIVER RD  
BALTI MD 21220  
686-3018

KLINE FRANK  
10108 BIRD RIVER RD  
BALTI MD 21220  
686-3018

GABRIELE VALENTINO  
10109 BIRD RIVER RD  
BALTI MD 21220  
686-0038

WILSON FRANK  
10115 BIRD RIVER RD  
BALTI MD 21220  
686-1772

HEUBERT JOHN  
10116 BIRD RIVER RD  
BALTI MD 21220  
686-3697

WILLER JACK  
10117 BIRD RIVER RD  
BALTI MD 21220  
686-7751

AIDNEY JAMES  
10113 BIRD RIVER RD  
BALTI MD 21220  
687-4941

GROSS JOE  
10120 BIRD RIVER RD  
BALTI MD 21220  
574-6913

KIUTZZ Wm  
10122 BIRD RIVER RD  
BALTI MD 21220  
686-1998

HARLEY NORMAN  
10124 BIRD RIVER RD  
BALTI MD 21220  
391-3454

RICE RUSSELL JR  
10127 BIRD RIVER RD  
BALTI MD 21220  
686-0386

MAGSAMEN GEO  
10130 BIRD RIVER RD  
BALTI MD 21220  
687-2140

SHRIEVES WILLIAM  
10148 BIRD RIVER RD  
BALTI MD 21220  
335-3245

JONES C. S.  
5701 HILL TOP RD  
BALTI MD 21220  
335-4061

MOORE RICHARD C  
5704 HILL TOP RD  
BALTI MD 21220  
335-2850

BECKER CHARLES  
5703 BIRD RIVER RD  
BALTI MD 21220  
687-2011

GARDNER ALBERT  
5715 HILL TOP RD  
BALTI MD 21220  
335-8838

WILHELM WILLIAM  
5716 HILL TOP RD  
BALTI MD 21220  
335-3488



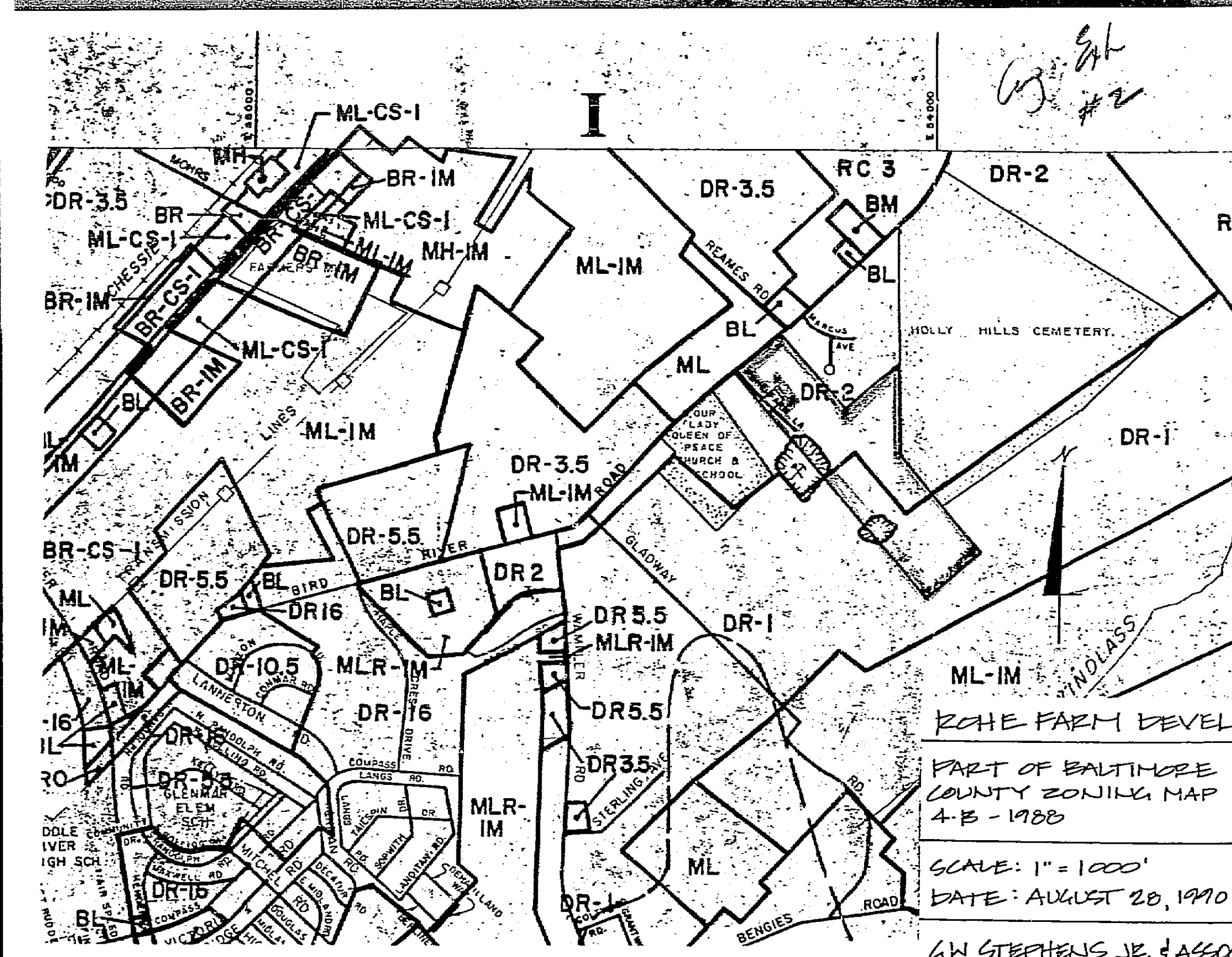
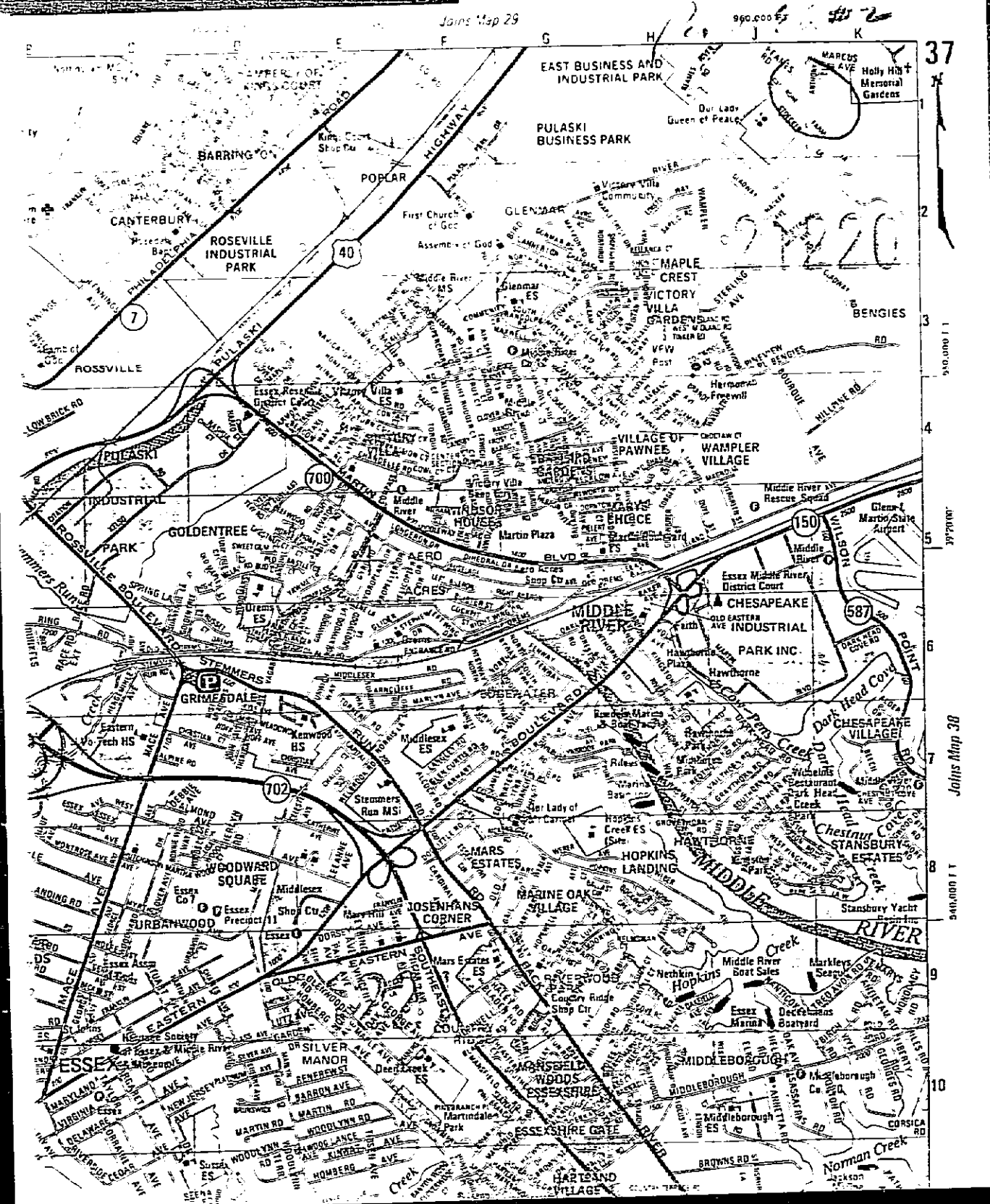
PROTESTANTS LIST  
11/2/91

ROBE FARM LANE  
REZONING CASE

NAME \_\_\_\_\_

ADDRESS

1115 S. Pole Farm Lane 21220  
1015 Old Farm Lane 21220  
1014 Ada Farm Lane 21220  
1014 BLUE FARM LANE 21220  
1143 Reards Rd  
1143 Poyner Rd  
9925 Blue River Rd 21220  
1107 Gladway Rd. 21220  
1107 Gladway Rd 21220  
9935 Blue River Rd 21220  
1008 Royce Farm Lane 21220  
1008 Red River Lane 21220  
1004 Pole Farm Lane 21220  
1002 Pole Farm Lane 21220  
1007 BLUE RIVER RD 21220



RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
FROM D.R. 1 AND D.R. 2 TO :  
D.R. 3.5 ZONE : OF BALTIMORE COUNTY  
SE/5 OF BIRD RIVER RD., 165' :  
SW OF C/L OF REAMES RD. :  
15TH ELECTION DISTRICT :  
5TH COUNCILMANIC DISTRICT :  
  
ROHE FARM LANE DEVELOPMENT, : Zoning Case No. R-91-120  
INC., Petitioner : (Item 14, Cycle IV)

PEOPLE'S COUNSEL'S LIST OF EXHIBITS

Page

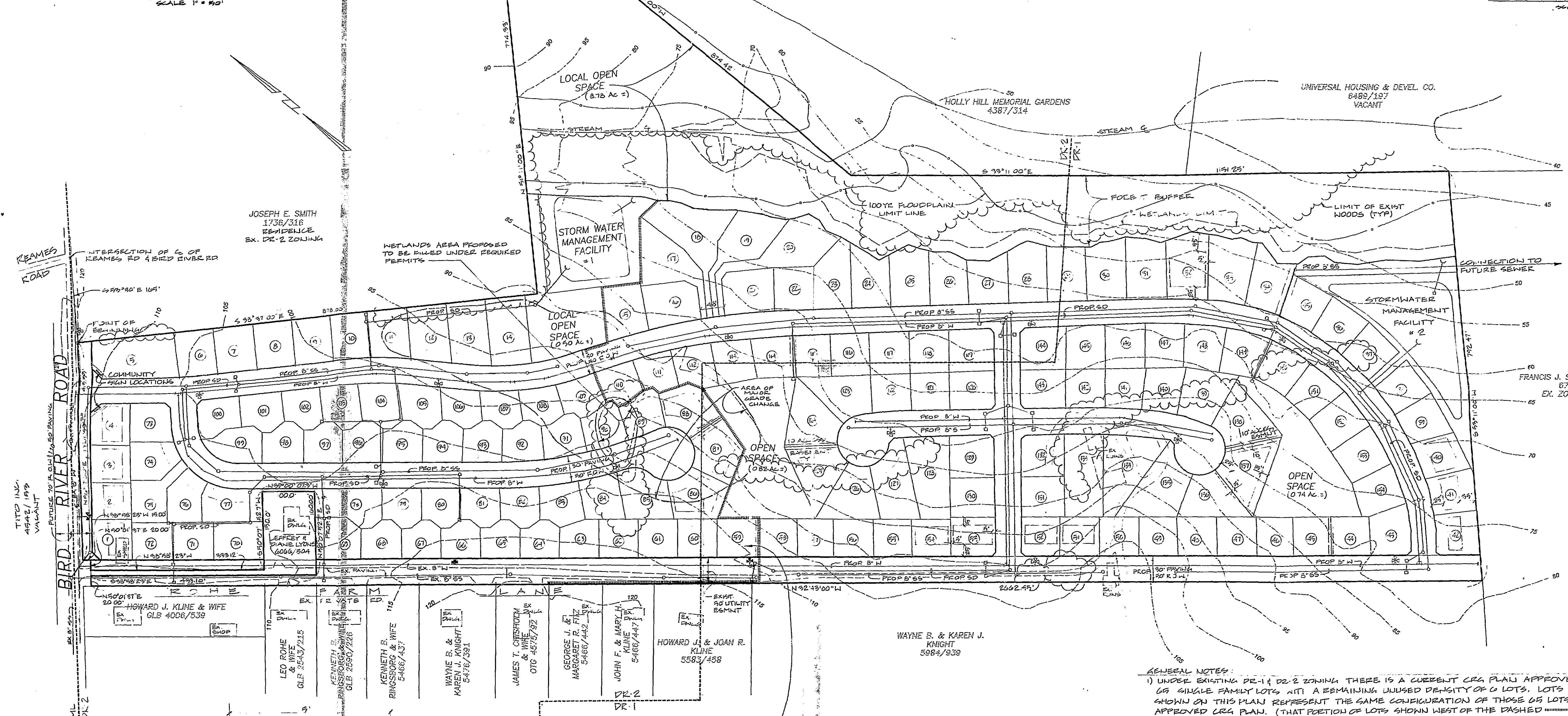
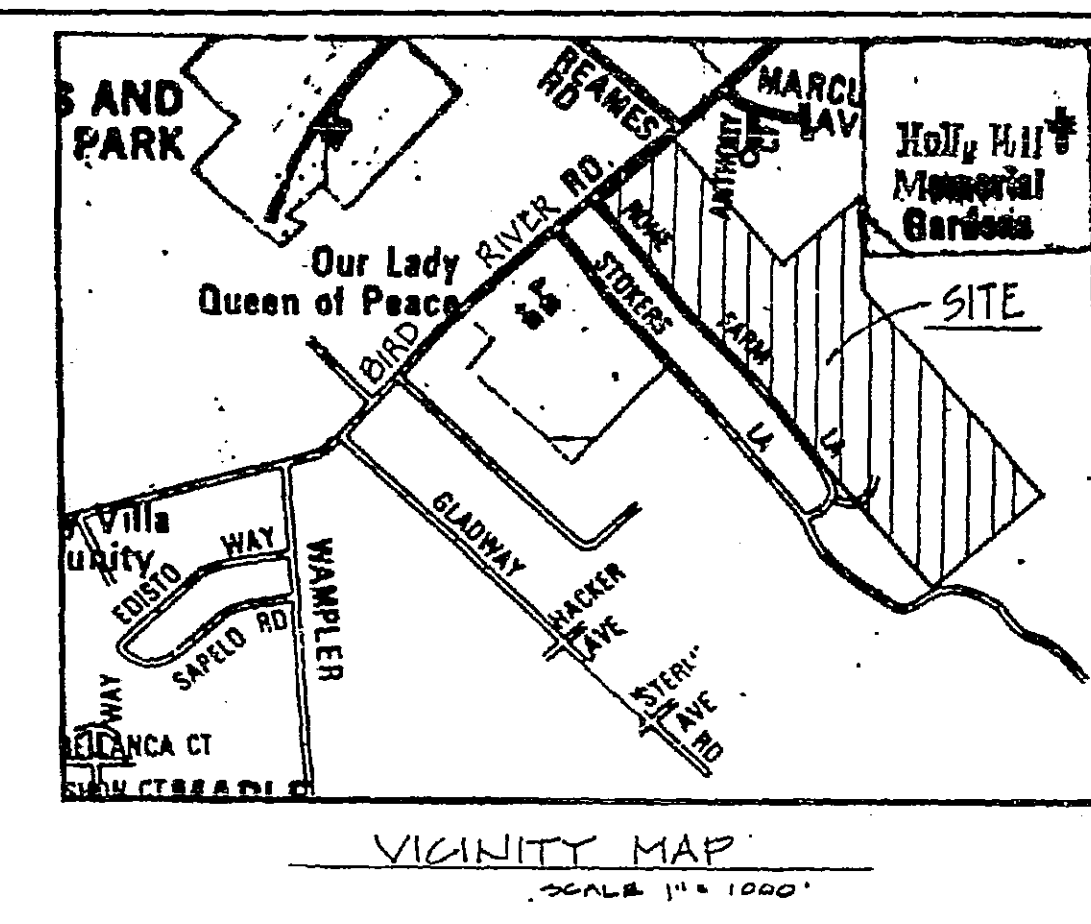
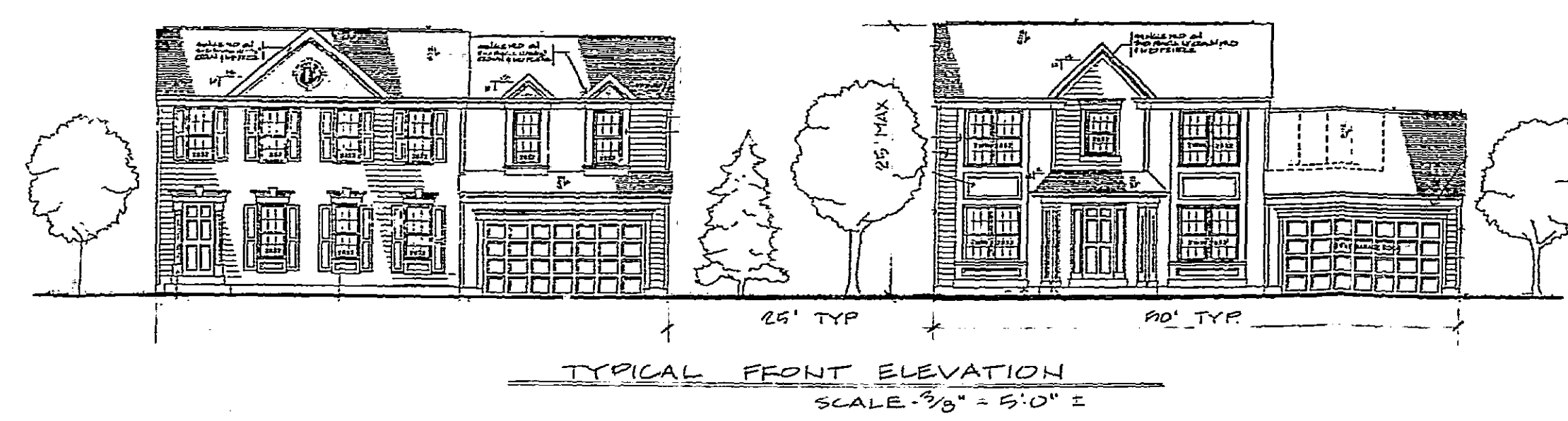
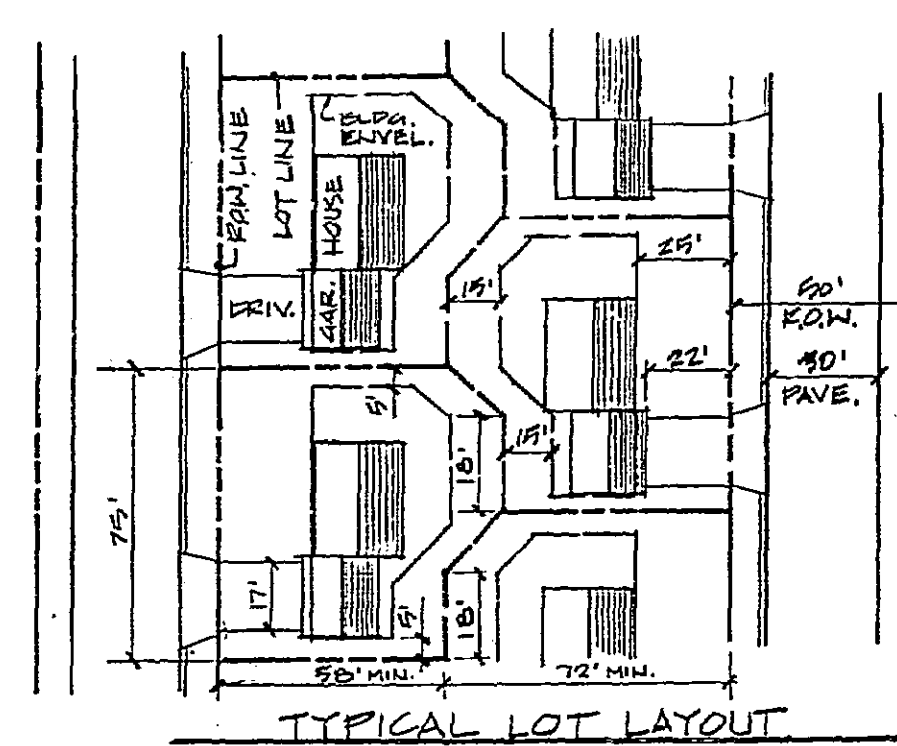
Report by the Baltimore County Planning Board  
to the Baltimore County Board of Appeals  
Zoning Reclassification Petitions, Cycle IV,  
1990/1991, January 31, 1991 . . . . . 1

Memorandum to Mr. Peter Max Zimmerman dated July 15, 1991  
from Donald C. Outen, A.I.C.P. Bureau Chief, Water  
Quality and Resource Management, Dept. of Environmental  
Protection and Resource Management . . . . . 11

Memorandum to William T. Hackett, Chairman, County Board  
of Appeals from P. David Fields, Secretary, County  
Planning Board dated July 19, 1991, enclosing June  
29, 1991 staff report . . . . . 12

People's Exp #1





- GENERAL NOTES:
- 1) UNDER EXISTING DE-1 & DE-2 ZONING THERE IS A CURRENT CRP PLAN APPROVED ON 8.9.89 FOR 65 SINGLE FAMILY LOTS WITH A REMAINING UNUSED DENSITY OF 0 LOTS. LOTS 1-14 & 99-109 AS SHOWN ON THIS PLAN REPRESENT THE SAME CONFIGURATION OF THOSE 65 LOTS AS SHOWN ON THE APPROVED CRP PLAN. (THAT PORTION OF LOTS SHOWN WEST OF THE DASHED LINE)
  - 2) ALL SETBACKS TO BE IN COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS FOR DR ZONES. (SEE TYPICAL BUILDING ENVELOPES)
  - 3) THE EXISTING SITE USE - VACANT. PROPOSED SITE USE - 194 SINGLE FAMILY LOTS.
  - 4) EXISTING SITE CHARACTERISTICS - PREDOMINANTLY MEADOW (PREVIOUSLY AGRICULTURAL FIELDS), WITH A WOODED AREA ALONG THE NORTHERN PROPERTY LINE.
  - 5) THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, HAZARDOUS WASTE MATERIALS OR HISTORIC BUILDINGS KNOWN TO EXIST ON THIS SITE.

EXISTING ZONING		TABULATION	
AREA OF TRACT DR 1	DR 1, DR 2	DR 1, DR 2	
DR 2	20.807 AC.±	20.807 AC.±	
TOTAL	25.302 AC.±	25.302 AC.±	
AREA IN BIRD RIVER ROAD DR 1	0.0 AC.±	0.0 AC.±	
DR 2	0.140 AC.±	0.140 AC.±	
TOTAL	0.140 AC.±	0.140 AC.±	
GROSS AREA OF TRACT DR 1	20.807 AC.±	20.807 AC.±	
DR 2	25.442 AC.±	25.442 AC.±	
TOTAL	46.249 AC.±	46.249 AC.±	
NUMBER UNITS ALLOWED DR 1	20.8	20.8	
DR 2	59.9	59.9	
TOTAL	71.7	71.7	
NUMBER OF UNITS ALLOWED WITH ZONING RECLASSIFICATION TO DR 3.5	161.87 UNITS	161.87 UNITS	
3.5 X 46.249	154	154	
NUMBER UNITS PROPOSED @ DR 3.5 (SINGLE FAM.)	2.39 AC.±	2.39 AC.±	
LOCAL OPEN SPACE REQUIRED (650 X 154)	10.84 AC.±	10.84 AC.±	
LOCAL OPEN SPACE PROPOSED	308 SPACES	308 SPACES	
PARKING SPACES REQUIRED 2 SP/UNIT X 154	308 SPACES	308 SPACES	
PARKING SPACES PROPOSED	308 SPACES	308 SPACES	

ZONING CASE - CK-91-120, ITEM #14, CYCLE III

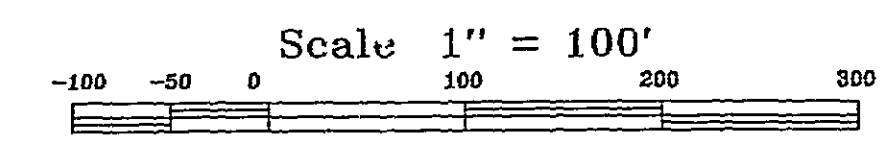
## ROHE FARM DEVELOPMENT

AMENDED AND DOCUMENTED  
 PLAN TO ACCOMPANY PETITION  
 FOR ZONING RECLASSIFICATION FROM  
 DR-1 & DR-2 TO DR-3.5

ELECTION DISTRICT NO.15 COUNCILMANIC DISTRICT NO.5  
 DATE: JUNE 3, 1991

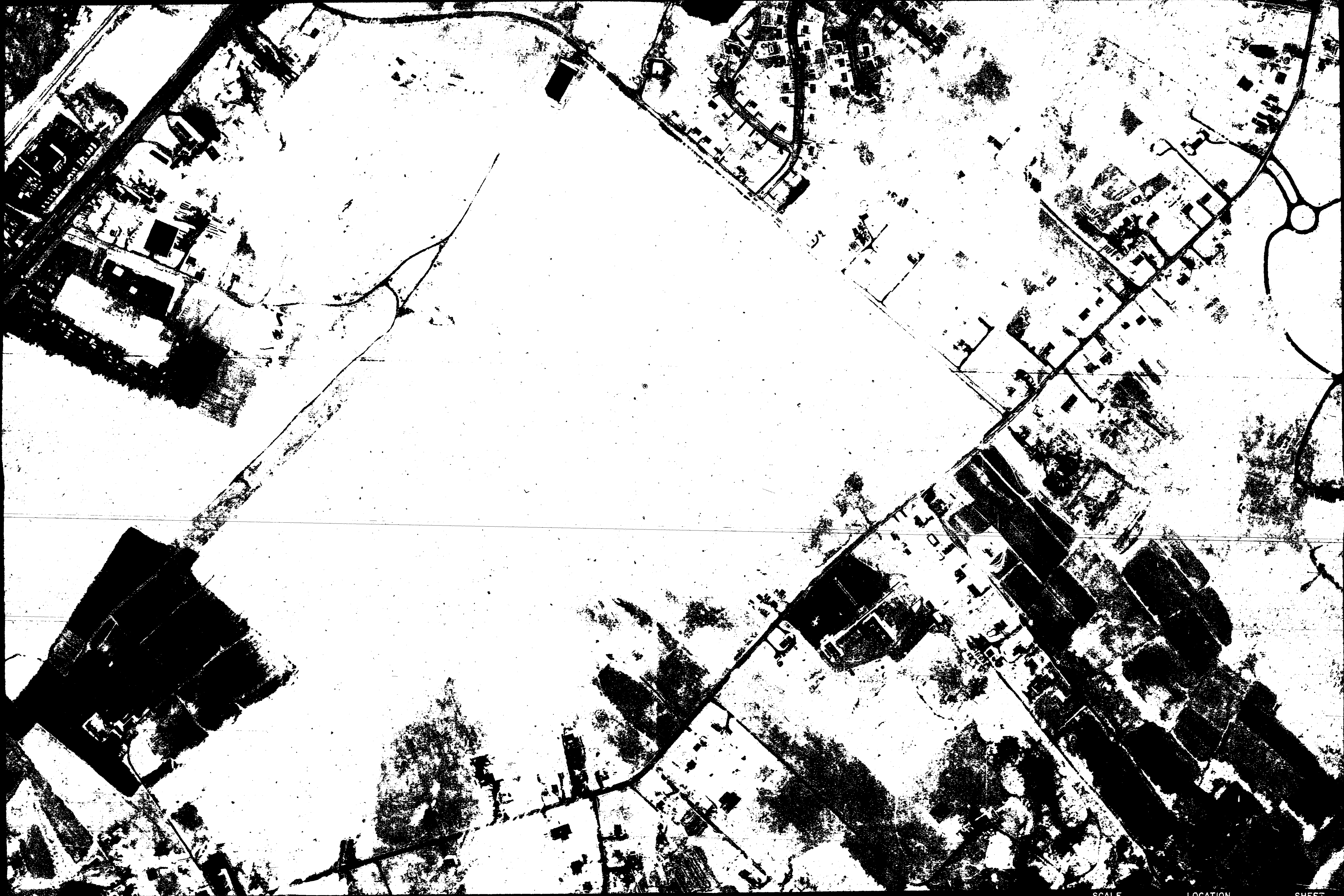
**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 658 KENILWORTH DRIVE, SUITE 100  
 TOWSON, MARYLAND 21204  
 (301) 825-8120

**OWNER/DEVELOPER**  
 ROHE FARM PARTNERSHIP  
 12101 BEL AIR ROAD  
 SUITE A  
 KINGSVILLE, MARYLAND 21087



PN 006143





*Page 1 of 3*

*Page 1 of 3*

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	MIDDLE RIVER	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY	6-I

1



HABCP Form 1



BALTIMORE COUNTY BOARD OF APPEALS  
GUIDE FOR PREPARATION OF RECLASSIFICATION PETITIONS

Each petition request should include:

- (1) Three completed typewritten petition forms, indicating the existing and requested zoning; the special exception use, if applicable; and if applicable, the section number of the Baltimore County Zoning Regulations from which a variance is requested, as well as the extent of the variance requested. All forms must be signed by the petitioner or his legally authorized representative.
- (2) Seven copies of the property description, prepared by a surveyor or civil engineer.
- (3) Three copies of an explanation of the reasons why, in the petitioner's opinion, the reclassification sought should be made, set forth in sufficient detail to properly advise the county authorities required to review the petition, of the petitioner's case. Any allegation of change in conditions as justification for the action sought shall be supported in the petition by precise description of such change, and any allegation of error shall be so supported in similar detail and as further required by Article V, Section 2-40.1.J. of the Baltimore County Code.
- (4) Three xerox copies each of that part of the appropriate official 1" = 200' and 1" = 1,000' scale zoning maps, with the outline of the property to be reclassified indicated thereon.
- (5) The appropriate filing fee should accompany the petition request. However, the advertising and posting cost should be paid at the Zoning Commissioner's office as soon after billing as possible. Opinions may not be issued until all such costs are paid. (Checks should be made payable to Baltimore, County, Maryland).
- (6) Twelve copies of a site plan, the boundaries and location of which have been certified by a registered surveyor or professional (civil) engineer. Said site plan shall include all applicable items on the checklist for reclassification petitions, as required below.
- (7) If said petition includes documentation relating to the proposed use and development of the property, that documentation must include the following information:
  - (a) An environmental impact statement, as defined in Section 101 of the Baltimore County Zoning Regulations (see page 3, Bill No. 98-75), that concerns the proposed use of the property under petition and that has been competently prepared by a professional engineer or planner of appropriate qualifications.
  - (b) All information on the following checklist.

BABC - Form 2  
Page 1 of 4

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

CHECKLIST FOR INFORMATION TO BE SHOWN ON SITE PLANS FOR RECLASSIFICATION PETITIONS

1. North arrow (indicating the direction of north).
2. Scale of drawing (engineer's scale).
3. Election District and Councilmanic District.
4. Dimensions of property (including bearings). Parcel under petition should be in bold outline.
5. Relation of tract in question to additional property owned and ownership of all adjacent properties.
6. Area of property in question (acres or square feet).
7. Distance from property line (corner) to nearest intersecting street or County road.
8. [REDACTED]
9. [REDACTED]
10. [REDACTED]
11. Hours of operation, maximum number of employees, and maximum levels of emanations (including sound and other vibrations, dust, odors, gases, and light and heat). In cases where method of operation is not obvious, an explanation of same must be provided (i.e. proposed nursery school should include days and hours of operation, maximum number of teachers and students, method of transportation, etc.).
12. Existing and proposed public and quasi-public facilities on and adjacent to the site, including storm-drain systems, water lines, sewerage, streets and drives, and railroad sidings. In the event public water and/or sewer do not exist, location of private system must be indicated.
13. Existing ponds, streams, natural drainage courses and other bodies of water, watercourses, 100-year flood plains, major vegetation, unusual natural formation, and proposed changes with respect to any of these.
14. Dimensions of existing and proposed right-of-way and [REDACTED]

BABC - Form 2  
Page 2 of 4

15. Location and width of proposed ingress and egress, and all interior circulation of traffic.

[REDACTED]

17. Screening (minimum 4' high) of on-site parking facilities, including drives, by a wall, slatted fence, or compact planting when adjoining or facing the side or rear lot line of residential or institutional premises, or when they are across the street from such premises. Landscaping, as required by the Office of Current Planning (494-3335), must also be provided.

18. Existing topography and proposed major changes in grade.

[REDACTED]

21. Location of all existing and proposed fire hydrants.

22. A sealed location plan, inserted on the site plan, must reflect the outline of the parcel in question.

23. All site plans must be folded to an approximate size of 8-1/2" x 11" with clear distinct lettering.

In order to alleviate any future delays, prior to preparing the required plan, the petitioner or his engineer should contact the Zoning Office and the following agencies and/or State agency, if located on a State road, for pertinent information that may be required:

Bureau of Engineering	494-3754
Bureau of Traffic Engineering	494-3554
Health Department	494-2762
Office of Current Planning	494-3335
State Highway Administration	659 - 4350
Department of Permits & Licenses	494-3987
Fire Department	494-3985

BABC - Form 2  
Page 4 of 4

SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: ZONING OFFICE  
PROJECT NAME: Robe Farm Development (Formerly Robe Property)  
LOCATION: SE/8 Bird River Road, COR NE/8 Robe Farm Lane  
DISTRICT: 15C5  
REVISED PLAN KEY:  
(1) COMPLIANCE WITH COMMENT CHECKED  
(2) NON-COMPLIANCE IS CIRCLED  
(3A) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

1. Correct the zone lines and coordinate points as per the 1"=200' scale 1988 zoning map. BEAD and adjust the density calculations and submitted with zoning accordingly. Clarify how the gross D.R.-2 zoned area is 2.5 acres less than the net D.R.-2 zoned area and clarify in detailed calculations the source of the gross acreage by zone over the net acreage by zone. (5.73 acres difference in the D.R.-1 zone.) Correct all calculations and include Parcel "A" as a density lot utilized.

2. Correct the tract boundary setback to 35 feet on Lots 15-14 and dimension the tract boundary setback around the Lyons property. Provide average street front setbacks on Lots 154, 155 and 151 as per Section 303.1 (B.C.Z.R.) and Zoning Policy S-8. Correct the Robe Farm Lyons street setback on Lot 11.

3. Dimension all lines of subdivision; clarify the in-fee access for the Lyons property which appears to be within a public right-of-way. Increase the scale of the plan print on the Final Development Plan and increase the scale of the vicinity map to minimum 1"=1,000' on the C.R.G. plan. Indicate the ownership of the land between Court "B" and the Lyons property. Provide dwelling front directional arrows on Lot #49 and corner lots and adjust the building envelopes to the required setbacks. Locate all existing buildings on the property, describe the existing and proposed use and show the front orientation of all dwellings to remain.

W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:raj

TOWSON  
600 KENNESAW DRIVE  
TOWSON, MARYLAND 21204  
TEL: 410-528-4100  
FAX: 410-528-4101

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
CONSULTING ENGINEERS

REL AIR  
201 EAST MCDONOUGH  
BAL AIR, MARYLAND 21014  
301/767-1500  
301/767-3000  
FAX 301/767-0432

TO: BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
DATE: 23 MAY 1991  
REFERENCE: ROBE FARM DEVELOPMENT  
ZONING RECLASSIFICATION

ATTENTION: MR. CARL RICHARDS

We are:  
☒ Submitting ☒ Herewith ☐ Under Separate Cover  
☐ Forwarding  
☐ Returning

COPIES DESCRIPTION  
1 DOCUMENTED SITE PLAN  
1 ENVIRONMENTAL IMPACT STATEMENT

- ☐ In accordance with your request  
☐ For your review  
☐ For processing  
☐ Plans reviewed and accepted  
☐ Plans reviewed and accepted as noted
- ☒ For your use  
☐ Please call when ready  
☐ Please return to this office  
☐ Approval requested  
☐ Meeting requested

Remarks

For further information, please contact the writer at this office.

CC: MR. TOM FORCH

Sincerely yours,

[Signature]

ENVIRONMENTAL IMPACT STATEMENT  
FOR BALTIMORE COUNTY

ROBE FARM PROPERTY

WILLIAM F. KIRWIN, INC.  
28 E. Susquehanna Ave.  
Towson, MD 21204

(301) 337-0075

DESCRIPTION OF THE PROPOSED ACTION

The proposed project involves the development of 24.96 +- acres of DR-1 and 20.96 +- acres of DR-2 from previously farmed scrub/shrub fields to roughly its zoned potential. Currently, the site is unimproved and bordered on three sides by existing residences. A perennial stream flows adjacent to the northeastern property line. This area is mature forest. Scrub/shrub and scattered immature deciduous trees make up the remainder of the site. The project is consistent with both existing and proposed development of the area. Environmental constraints have been identified and avoidance in development has occurred. Loss of habitat and open space will be noticed. However, there is still a large wooded corridor to allow natural movement of wildlife.

Soils on the site are Fort Mott Loamy Sand, 0-5%, Matapoke Silt Loam, 0-2%, Sand & Gravel, Sassafraz Sandy Loam, 2-10%, Woodstown Sandy Loam, Galesburg Loamy Sand, 0-5%, and Loamy & Clayey Land 5-15%. Most of these soils exhibit only slight to moderate limitations for development.

Existing Zoning	DR-1 & DR-2
Gross Acreage	DR-1 - 20.96 Ac+- DR-2 - 25.10 Ac+- (DR-2 includes 0.16 Ac. along Bird River Road R.O.W.)

Net Acreage	DR-1 - 20.96 Ac+- DR-2 - 24.94 Ac+-
Total Net	45.90 Ac. +-

Units Allowed	DR-2 25.10 x 2.0 = 50.02 units DR-1 20.96 x 1.0 = 20.96 units
Total units	70.98

Units Proposed - Single Family	65.66 w/parcel "A"
Local open space required - 650 x 65	0.97 Ac.
Local open space provided	3.92 Ac.
Parking Required 2sp/unit x 65	130 spaces
Parking Provided	130 spaces

Long term water quality will be provided to the extent required by the application of Best Management Practices for controlling non-point pollution. These practices are implemented as a means of preventing /r reducing the amount of pollution generated by non-point sources to a level compatible with water quality goals. Typical practices include grass swales with check dams to direct storm water runoff to the perennial stream. An increased forest buffer easement, storm water management pond, and



other Maryland Department of the Environment guides will be applied. The storm water management pond will control concentrated flows that may be detrimental to the soils and the stream, as well as any land down slope of the property. Mitigative plantings within the storm water management pond will improve water quality while providing habitat.

After construction is completed, noise and air pollution generated from the development will be associated with automobile traffic. Since speeds will be low and access to Bird River Road limited, impacts will be low.

There is an adverse environmental effect that may not be avoided. At this point, one small wetland is proposed to be filled. This area is a small irrigation pond that was drained years ago, but still contains enough criteria to be classified as a wetland. For further wetland information, see the delineation report.

Short term pollution will occur during construction. Generally, the operation of equipment during grading and building operations generates sediments. Noise reducing mufflers and general routine maintenance will keep noise levels to a minimum. The Baltimore County Division of Air Pollution must be contacted prior to construction for recommendations and implementation of air pollution control measures. Dust can be controlled by such methods as wetting the graded areas. A sediment and erosion control plan will be completed and implemented reducing sediment discharge as per Baltimore County and the Soils conservation Service.

Although the site is in a relatively pristine state, it is our opinion that development of the site will produce minimal impacts on the environment. It is important to remember that the site was farmed for many years with out any sediment and erosion or Best Management measures. Since these measures will be implemented during development, and permanent maintenance will exist, environmental impacts will be negligible.

To: COMMISSIONERS HARRIS  
OFFICE OF ZONING.

Dear Commissioners,

I am writing to protest the proposed rezoning of the Rome Farm Property ~~RE-ZONED~~ from D.C. 182 to D.C. 5.5 for the following reasons:

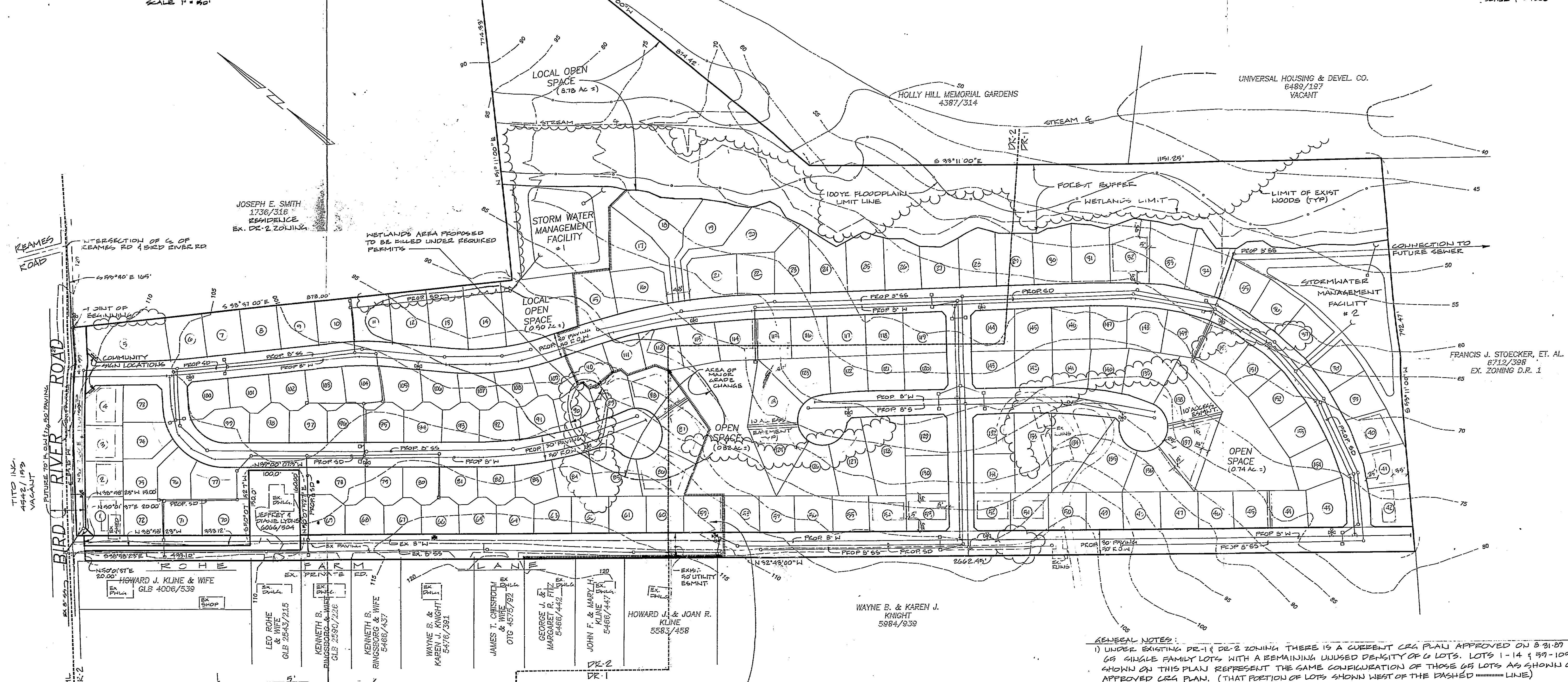
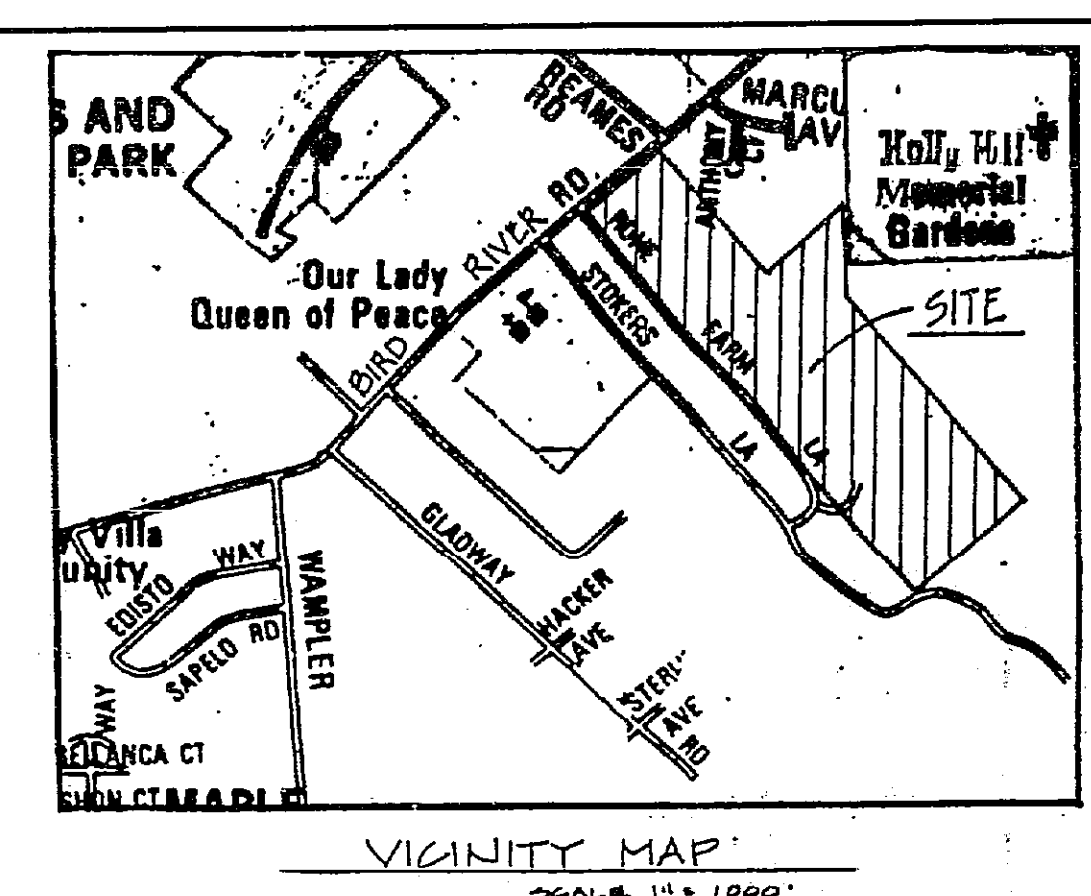
- 1- It is inconsistent with the existing land use in the area. Primarily, homes in this area are situated on 1/2 to 1 acre lots or larger farm type properties. High density housing would spoil the rural complexion of the area.
- 2- The subject property is located directly in the flight path of Maryland State Airport which serves both military aircraft from the adjacent Washington Base, and civilian air craft of all types from business jets to student pilots. The last crash of an airplane occurred only one year ago, less than one mile away.
- 3- Facilities in this area will not safely support the burdens which high density housing would impose, namely vehicle and pedestrian traffic. The 2 lane Bird Route Road is already heavily traffic loaded. Water and Sewer Services are also questionable.

I would like to see the Rome Farm Property developed, but I feel that it should be developed in a manner which is consistent with the existing land use for the benefit of both existing and future residents.

Thank you for your careful consideration in this matter. Contrary to the designated opinion, I believe that the Commission's original zoning of the property was not a mistake. D.C. 182 is very appropriate. Please stand by your original decision.

Respectfully Yours  
Lee Bryant  
10011 Bird River Rd. Bldg 21220





GENERAL NOTES:

- 1) UNDER EXISTING DR-19 DR-2 ZONING THERE IS A CURRENT CRA PLAN APPROVED ON 8-31-07 FOR 69 SINGLE FAMILY LOTS WITH A REMAINING UNUSED DENSITY OF 6 LOTS. LOTS 1-14 & 99-109 AS SHOWN ON THIS PLAN REPRESENT THE SAME CONFIGURATION OF THOSE 69 LOTS AS SHOWN ON THE APPROVED CRA PLAN. (THAT PORTION OF LOTS SHOWN WEST OF THE DASHED LINE)
- 2) ALL SETBACKS TO BE IN COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS FOR DR ZONES (SEE TYPICAL BUILDING ENVELOPES)
- 3) THE EXISTING SITE USE - VACANT. PROPOSED SITE USE - 194 SINGLE FAMILY LOTS..
- 4) EXISTING SITE CHARACTERISTICS - PREDOMINANTLY MEADOW (PREVIOUSLY AGRICULTURAL FIELDS), WITH A WOODED AREA ALON THE NORTHERN PROPERTY LINE.
- 5) THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, HAZARDOUS WASTE MATERIALS OR HISTORIC BUILDINGS KNOWN TO EXIST ON THIS SITE.

		<u>TABULATION</u>
<u>EXISTING ZONING</u>		
AREA OF TRACT DR 1	DR 1	DR 1, DR 2
	DR 2	20.807 AC.±
	TOTAL	25.302 AC.±
AREA IN BRD RIVER ROAD	DR 1	46.109 AC.±
	DR 2	0.0 AC.±
	TOTAL	0.140 AC.±
GROSS AREA OF TRACT DR 1	DR 2	20.807 AC.±
	TOTAL	25.442 AC.±
NUMBER UNITS ALLOWED DR 1	DR 2	46.369 AC.±
	TOTAL	20.8
	TOTAL	50.9
NUMBER OF UNITS ALLOWED WITH ZONING RECLASSIFICATION TO DR 3.5		71.7
3.5 X 46.249		161.87 UNITS
NUMBER UNITS PROPOSED DR 3.5 (SINGLE FAMIL.)		161.87 UNITS
LOCAL OPEN SPACE REQUIRED (650 X 154)		2.30 AC.±
LOCAL OPEN SPACE PROPOSED		10.84 AC.±
PARKING SPACES REQUIRED 2 SP/UNIT X 154		308 SPACES
PARKING SPACES PROPOSED		308 SPACES



ZONING CASE - CR-91-120, ITEM #14, CYCLE IV

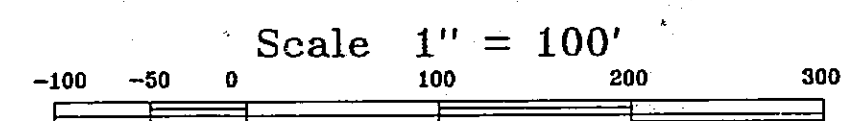
**ROHE FARM DEVELOPMENT**  
AMENDED AND DOCUMENTED  
PLAN TO ACCOMPANY PETITION  
FOR ZONING RECLASSIFICATION FROM  
DR-1 & DR-2 TO DR-3.5

ELECTION DISTRICT NO.15 COUNCILMANIC DISTRICT NO.5

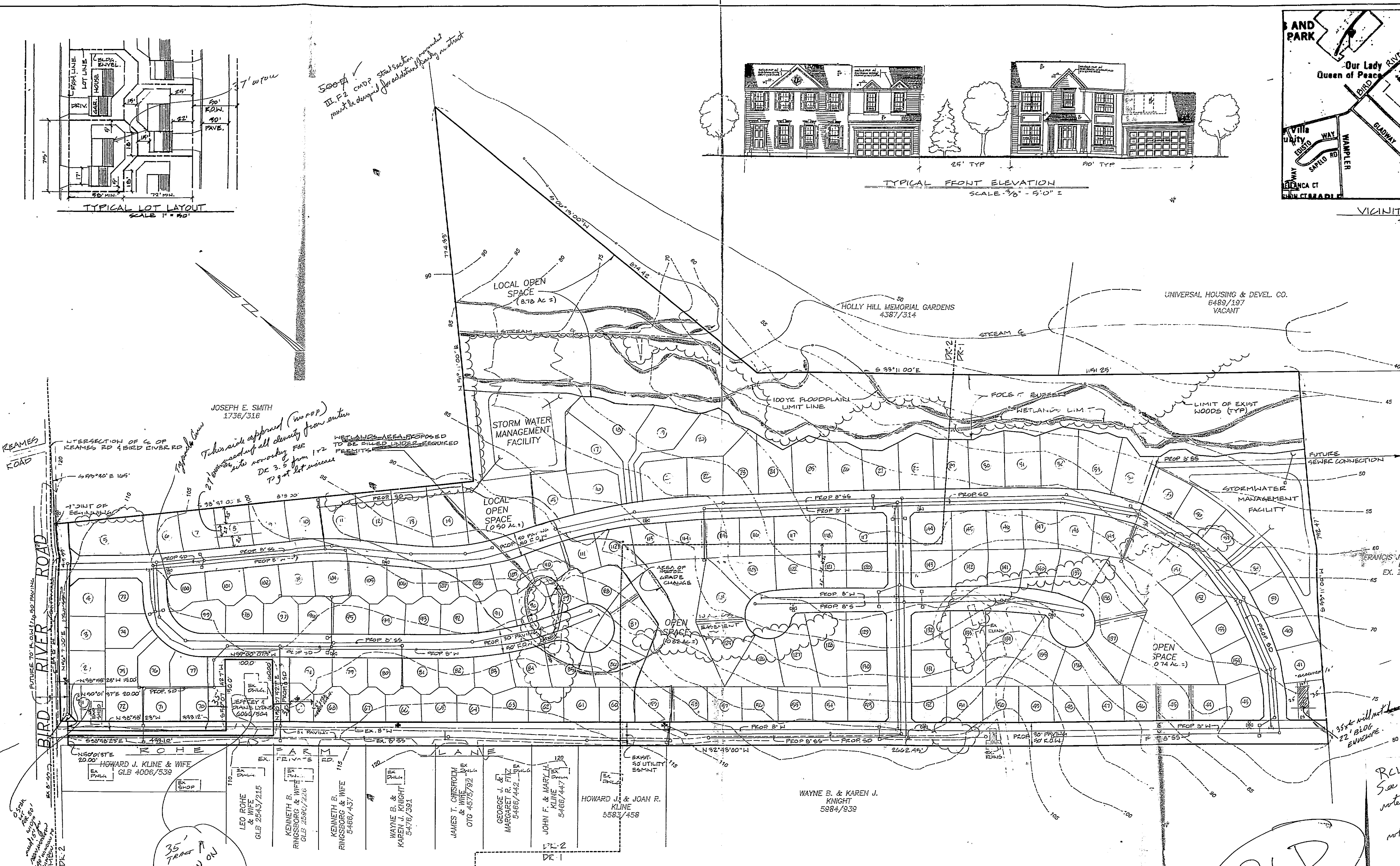
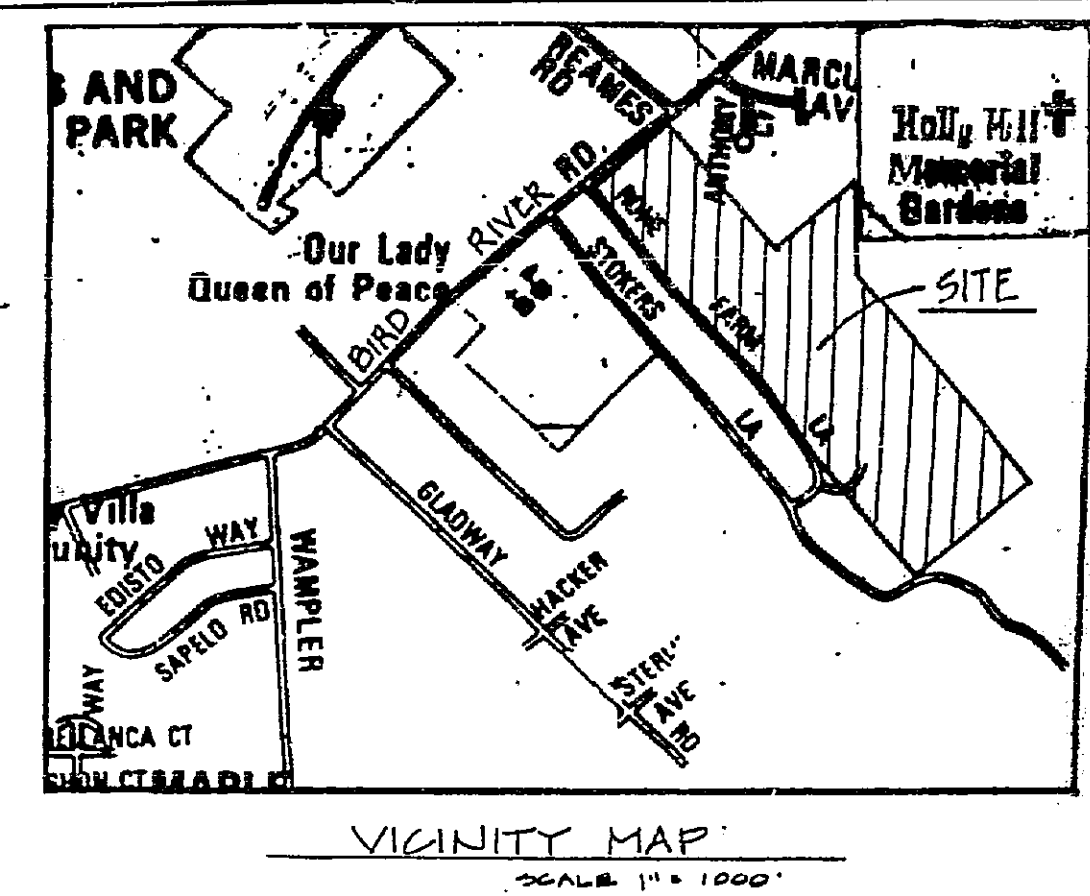
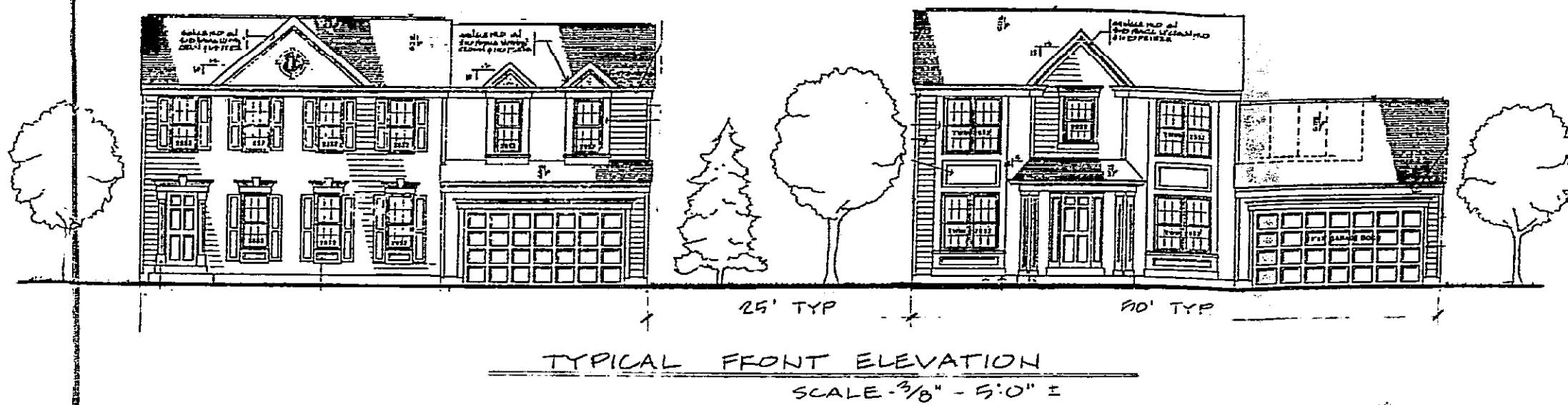
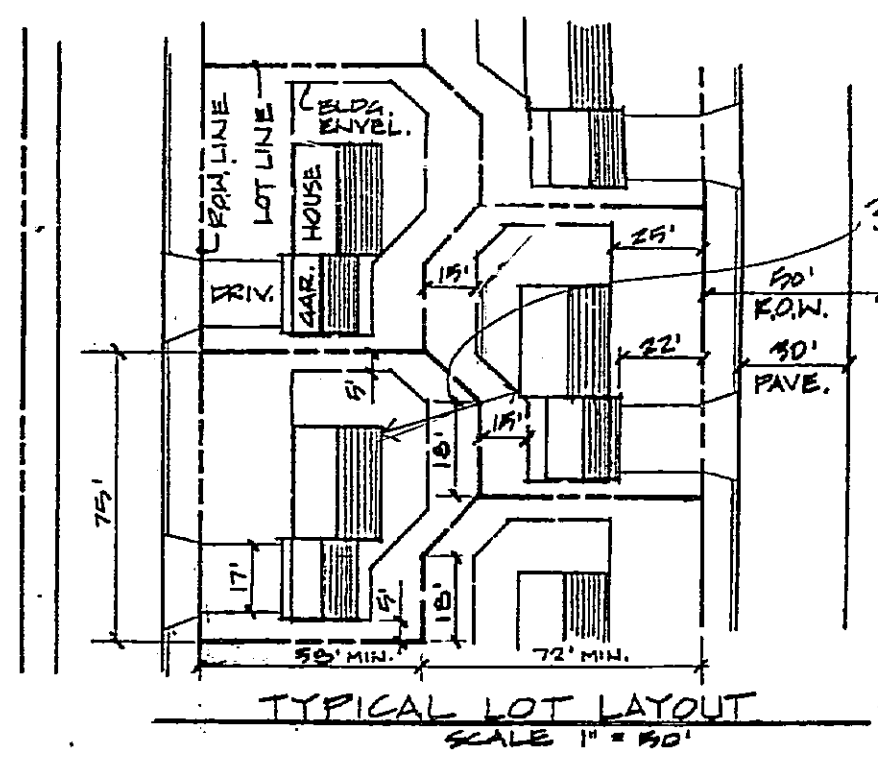
DATE: JUNE 3, 1991

REVISED PLAN

 <p><b>GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.</b></p> <hr/> <p>CIVIL ENGINEERS &amp; LAND SURVEYORS</p> <hr/> <p>658 KENILWORTH DRIVE, SUITE 100 TOWSON, MARYLAND 21204 (301) 825-8120</p>		<p>OWNER/DEVELOPER</p> <p>ROHE FARM PARTNERSHIP 12101 BEL AIR ROAD SUITE A KINGSVILLE, MARYLAND 21087</p>
--	---	---







Revised  
See rough  
notes in folder  
not before board yet

OLD

**TABULATION**

EXISTING ZONING	DR 1, DR 2
AREA OF TRACT DR 1	20.807 AC.±
DR 2	25.302 AC.±
TOTAL	46.109 AC.±
AREA IN BIRD RIVER ROAD DR 1	0.0 AC.±
DR 2	0.140 AC.±
TOTAL	0.140 AC.±
GROSS AREA OF TRACT DR 1	20.807 AC.±
DR 2	25.442 AC.±
TOTAL	46.249 AC.±
NUMBER UNITS ALLOWED DR 1	20.8
DR 2	50.9
TOTAL	71.7
NUMBER OF UNITS ALLOWED WITH ZONING RECLASSIFICATION TO DR 3.5	161.87 UNITS
3.5 X 46.249	154
NUMBER UNITS PROPOSED @ DR 3.5 (SINGLE-FAM.)	154
LOCAL OPEN SPACE REQUIRED (650 X 154)	2.30 AC.±
LOCAL OPEN SPACE PROPOSED	10.84 AC.±
PARKING SPACES REQUIRED 2 SP/UNIT X 154	308 SPACES
PARKING SPACES PROPOSED	308 SPACES

Zoning Case CR 91-120  
Item #14, Cycle IV

## ROHE FARM DEVELOPMENT

Documented PLAN PLAT TO ACCOMPANY PETITION  
FOR ZONING RECLASSIFICATION FROM  
DR-1 & DR-2 TO DR-3.5  
ELECTION DISTRICT NO.15 COUNCILMANIC DISTRICT NO.5

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
658 KENILWORTH DRIVE, SUITE 100  
TOWSON, MARYLAND 21204  
(301) 825-8120

**OWNER/DEVELOPER**  
ROHE FARM PARTNERSHIP  
12101 BEL AIR ROAD  
SUITE 4  
KINGSVILLE, MARYLAND 21087









DEPT. OF ASSESSMENTS & TAXATION  
PROPERTY MAP DIVISION  
CONTINUING OWNERSHIP - Z L L - Z  
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SCALE - 1" = 500'  
REVISED TO MARCH 1991 8724

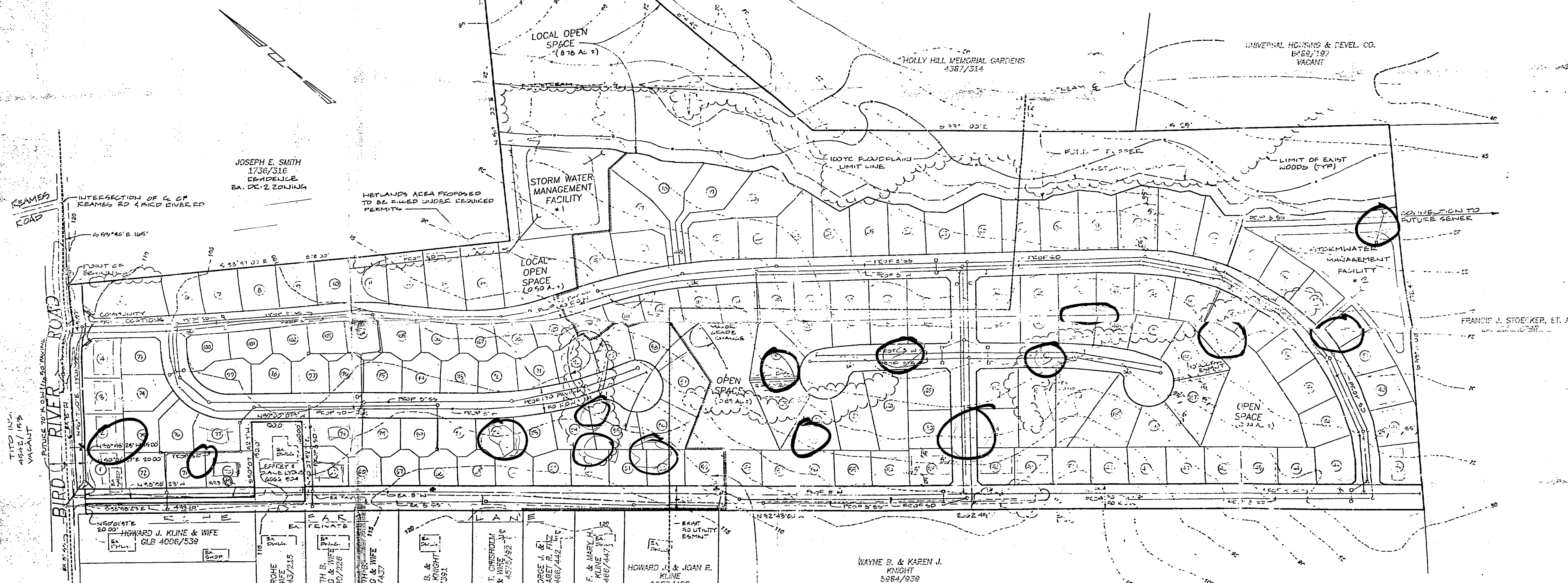
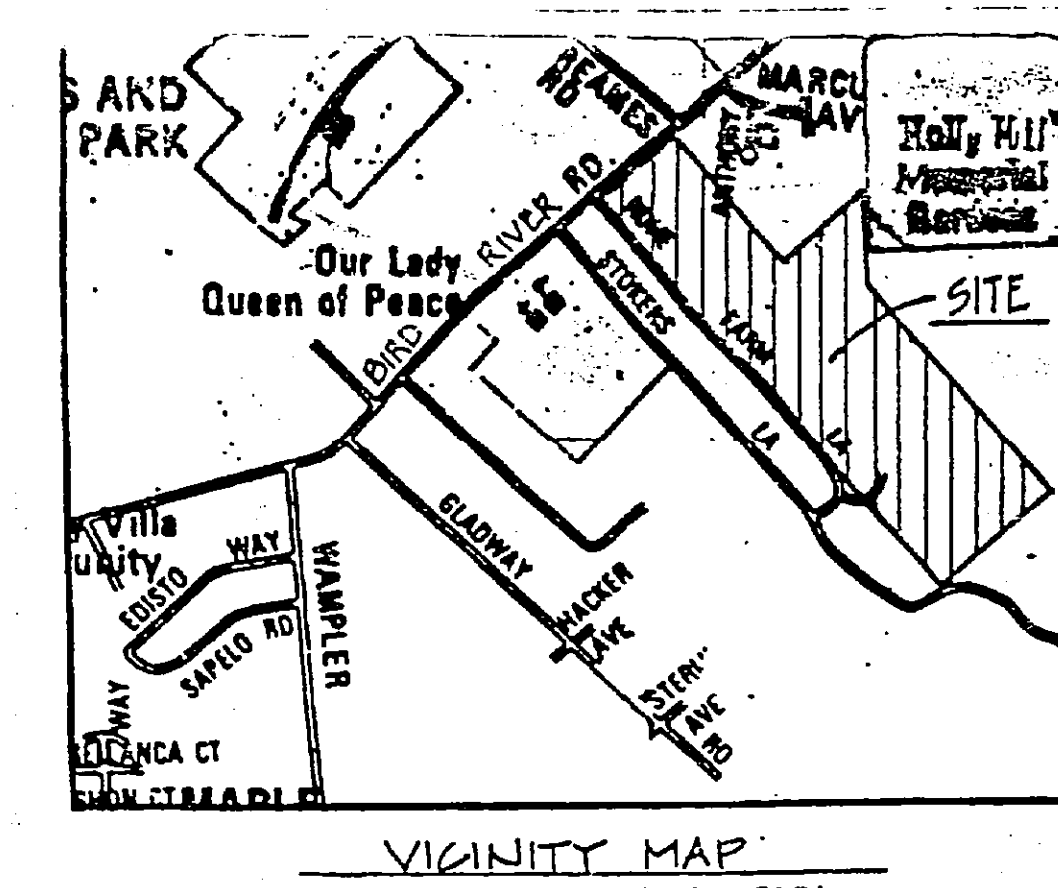
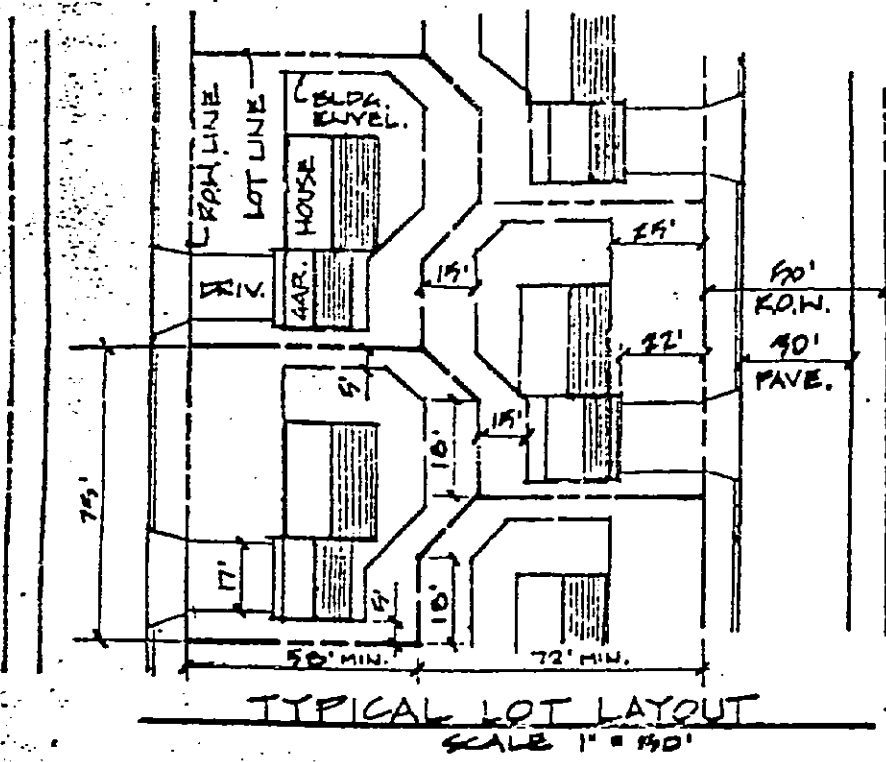
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BALTIMORE COUNTY, MARYLAND

COPYRIGHT MAP DIVISION 1967  
MD DEPT OF ASSESS & TAX.

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OR BY ANY SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT  
PERMISSION IN WRITING FROM THE PROPERTY MAP DIVISION.

DEPT. OF ASSESSMENTS & TAXATION  
PROPERTY MAP DIVISION  
THE INFORMATION SHOWN HEREON HAS BEEN COMPILED  
FROM FIELD DESCRIPTIONS AND IS NOT AN ACTUAL SURVEY.  
IT SHOULD NOT BE USED FOR LEGAL DESCRIPTIONS, UNLESS  
NOTING ERRORS ARE USED TO NOTIFY DEPARTMENT OF  
ASSESSMENTS & TAXATION, 301 W. PRAIRIE ST., BALTO., MD.  
REVISED TO: MARCH 1991 8724





ALL SIGNAGE WILL COMPLY W/ ECCR 419.12.1

ROHE FARM ESTATES

SCHEMATIC SIGN DETAIL NOT TO SCALE

EXISTING ZONING

AREA OF TRACT DR 1

DR 2

TOTAL

AREA IN BIRD RIVER ROAD DR 1

DR 2

TOTAL

GROSS AREA OF TRACT DR 1

DR 2

TOTAL

NUMBER UNITS ALLOWED DR 1

DR 2

TOTAL

NUMBER OF UNITS ALLOWED WITH ZONING RECLASSIFICATION TO DR 3.5

3.5 X 46,249

NUMBER UNITS PROPOSED DR 3.5

LOCAL OPEN SPACE REQUIRED (650 X 154)

LOCAL OPEN SPACE PROPOSED

PARKING SPACES REQUIRED 2 SP/UNIT X 154

PARKING SPACES PROPOSED

TABULATION

DR 1, DR 2

20,807 AC ±

25,302 AC ±

46,109 AC ±

0.0 AC ±

0.140 AC ±

0.140 AC ±

20,807 AC ±

25,422 AC ±

46,249 AC ±

20.8

50.9

71.7

161.67 UNITS

154

2,30 AC ±

10.64 AC ±

308 SPACES

308 SPACES

- GENERAL NOTES:
- 1) UNDER EXISTING DC-1 (DC-2 ZONING) THERE IS A CURRENT CRZ PLAN APPROVED ON 8/31/87 FOR 25 SINGLE FAMILY LOTS WITH A REMAINING JUDGED DENSITY OF 6 LOTS. LOTS 1-14 (57-109) AS SHOWN ON THIS PLAN REPRESENT THE SAME CONFIGURATION OF THOSE 65 LOTS AS SHOWN ON THE APPROVED CRZ PLAN. (THE FRACTION OF LOTS SHOWN WEST OF THE DASHED PROPERTY LINE)
  - 2) ALL SETBACKS TO BE IN ACCORDANCE WITH BALTIMORE COUNTY ZONING REGULATIONS FOR DC ZONES. (SEE TYPICAL BUILDING ENVELOPE)
  - 3) THE EXISTING SITE IS VACANT. PROPOSED SITE USE - 154 SINGLE FAMILY LOTS.
  - 4) EXISTING SITE CHARACTERISTICS - PREDOMINANTLY MEADOW (PREVIOUSLY AGRICULTURAL FIELDS) WITH A WOODED AREA ALONG THE NORTHERN PROPERTY LINE.
  - 5) THERE ARE NO CRITICAL CRZ, GEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, HAZARDOUS WASTE MATERIALS OR HISTORIC BUILDINGS KNOWN TO EXIST ON THIS SITE.

ZONING CASE - CR-71-120, ITEM #14, CYCLE II  
**ROHE FARM DEVELOPMENT**  
AMENDED AND DOCUMENTED  
PLAN TO ACCOMPANY PETITION  
FOR ZONING RECLASSIFICATION FROM  
DR-1 & DR-2 TO DR-3.5

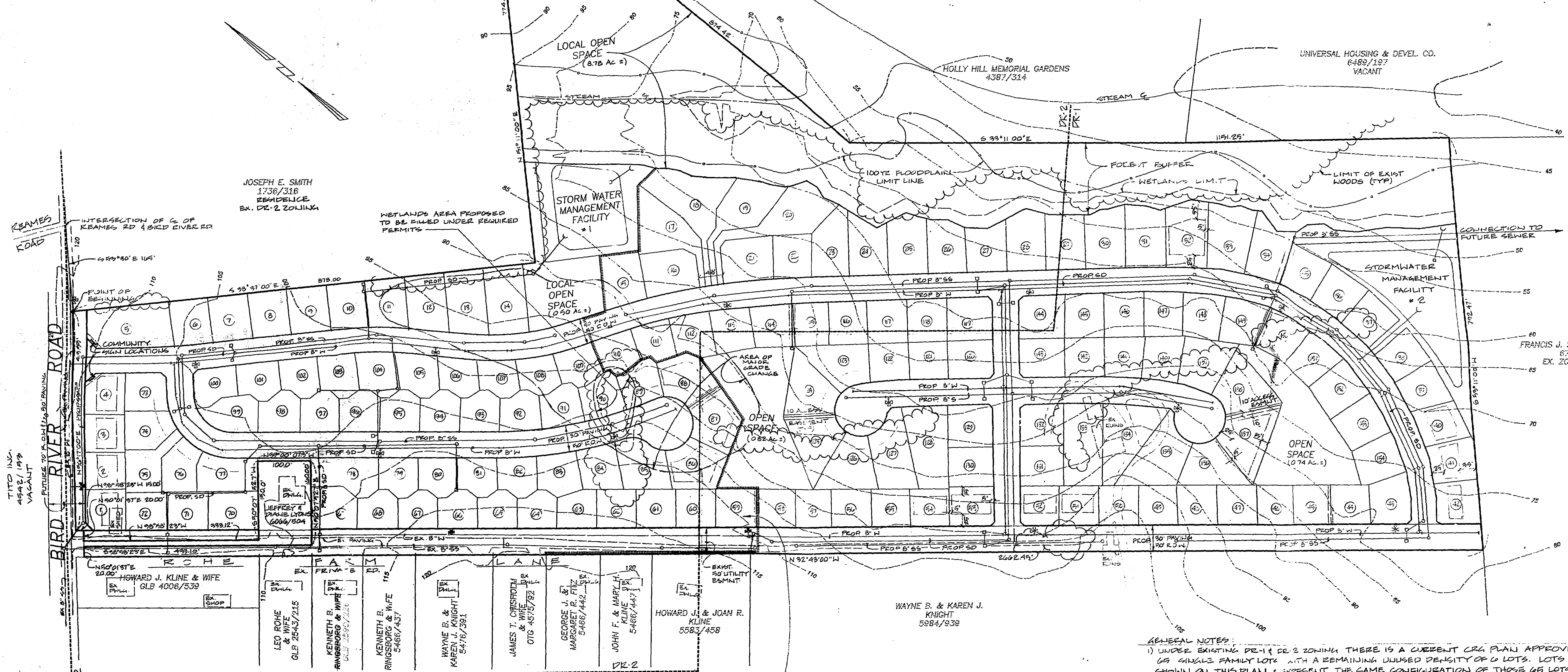
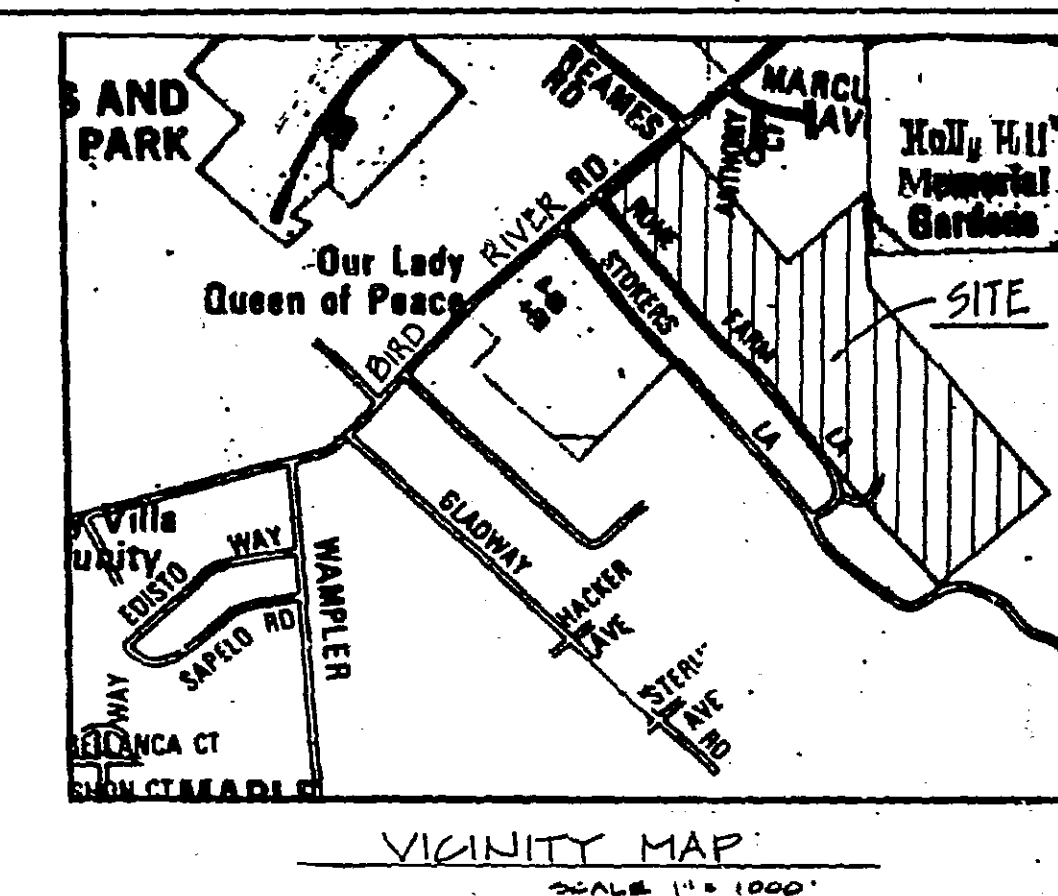
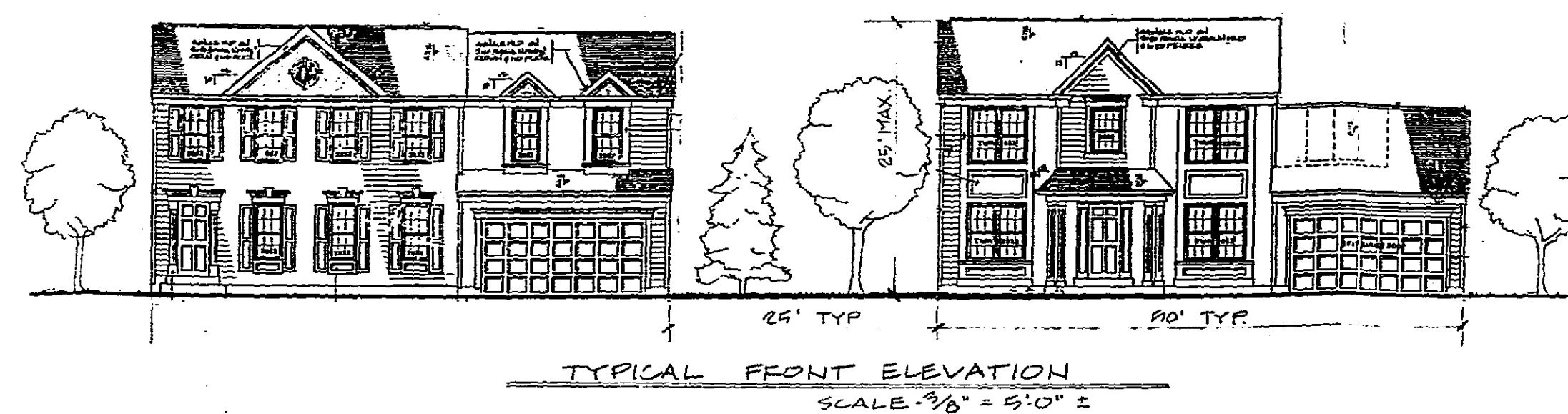
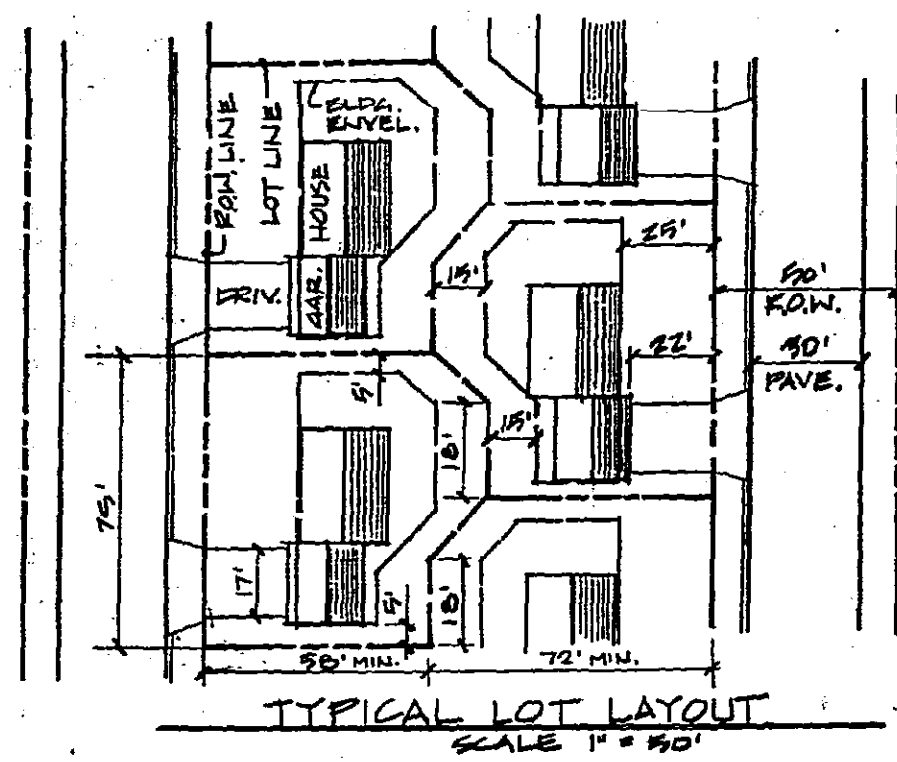
ELECTION DISTRICT NO.15 COUNCILMANIC DISTRICT NO.5  
DATE: JUNE 3, 1991

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
658 KENILWORTH DRIVE, SUITE 100  
TOWSON, MARYLAND 21204  
(301) 825-8120

OWNER/DEVELOPER  
**ROHE FARM PARTNERSHIP**  
12101 BEL AIR ROAD  
SUITE A  
KINGSVILLE, MARYLAND 21087

PN 006143





- GENERAL NOTES:**
- 1) UNDER EXISTING DR-1 & DR-2 ZONING THERE IS A CURRENT CRP PLAN APPROVED ON 8/31/87 FOR 68 SINGLE FAMILY LOTS WITH A REMAINING DENSE DENSITY OF 0 LOTS. LOTS 1-14 (1.99-1.00 AC) AS SHOWN ON THIS PLAN REPRESENT THE SAME CONFIGURATION OF THOSE 68 LOTS AS SHOWN ON THE APPROVED CRP PLAN. (THE POSITION OF LOTS SHOWN WEST OF THE DASHED LINE)
  - 2) ALL SETBACKS TO BE IN COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS FOR DR ZONES. (SEE TYPICAL BUILDING ENVELOPES)
  - 3) THE EXISTING SITE USE - VACANT. PROPOSED SITE USE - 184 SINGLE FAMILY LOTS.
  - 4) EXISTING SITE CHARACTERISTICS - PREDOMINANTLY MEADOW (PREVIOUSLY AGRICULTURAL FIELDS), WITH A WOODED AREA ALONG THE NORTHERN PROPERTY LINE.
  - 5) THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, HAZARDOUS WASTE MATERIALS OR HISTORIC BUILDINGS KNOWN TO EXIST ON THIS SITE.

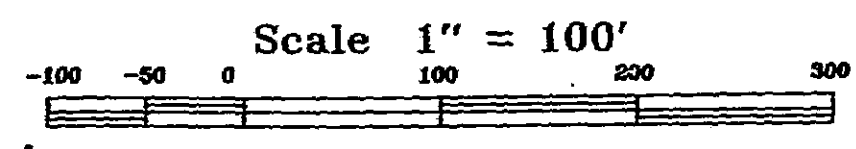
**TABULATION**

EXISTING ZONING	DR 1, DR 2	161.87 UNITS
AREA OF TRACT DR 1	20.807 AC.±	154
DR 2	25.302 AC.±	2,300 AC.±
TOTAL	46.109 AC.±	10.64 AC.±
AREA IN BIRD RIVER ROAD DR 1	0.0 AC.±	308 SPACES
DR 2	0.140 AC.±	308 SPACES
TOTAL	0.140 AC.±	
GROSS AREA OF TRACT DR 1	20.807 AC.±	
DR 2	25.442 AC.±	
TOTAL	46.249 AC.±	
NUMBER UNITS ALLOWED DR 1	20.8	
DR 2	52.2	
TOTAL	71.7	
NUMBER OF UNITS ALLOWED WITH ZONING RECLASSIFICATION TO DR 3.5	161.87 UNITS	
3.5 X 46.249		
NUMBER UNITS PROPOSED @ DR 3.5 (SINGLE FAM.)	154	
LOCAL OPEN SPACE REQUIRED (650 X 154)	2,300 AC.±	
LOCAL OPEN SPACE PROPOSED	10.64 AC.±	
PARKING SPACES REQUIRED 2 SP/UNIT X 154	308 SPACES	
PARKING SPACES PROPOSED	308 SPACES	

ZONING CASE - CK-91-120, ITEM #14, CYCLE III  
**ROHE FARM DEVELOPMENT**  
 AMENDED AND DOCUMENTED  
 PLAN TO ACCOMPANY PETITION  
 FOR ZONING RECLASSIFICATION FROM  
 DR-1 & DR-2 TO DR-3.5  
 ELECTION DISTRICT NO.15 COUNCILMANIC DISTRICT NO.5  
 DATE: JUNE 3, 1991

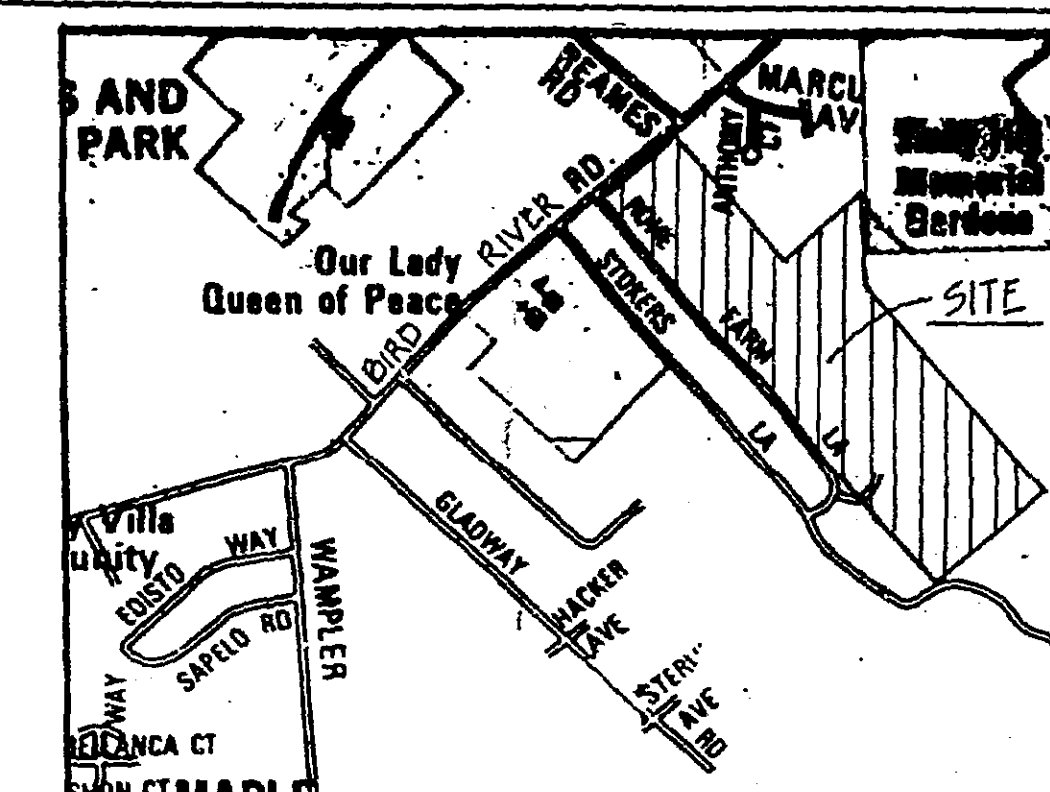
**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 658 KENILWORTH DRIVE, SUITE 100  
 TOWSON, MARYLAND 21204  
 (301) 825-8120

**OWNER/DEVELOPER**  
 ROHE FARM PARTNERSHIP  
 12101 BEL AIR ROAD  
 SUITE A  
 KINGSVILLE, MARYLAND 21087



Filed in County  
 Bd. of Appeals - 6/4/91  
 PN 006143





UNIVERSAL HOUSING & DEVEL. CO.  
5469/147  
ACANT

FRANCIS J. STOECKER, LIA  
6712/506  
EX ZONING - DP-1

HOLLY HILL MEMORIAL GARDENS  
4387/314

ROHE FARM PARTNERSHIP  
CONTAINING 45.90Ac ±  
7580 / 2+

DR-2 ZONE  
24.34 Ac. ±

DR-1 ZONE  
20.9% Ac. ±

JOSEPH E. SMITH  
1736 / 31/2

HOWARD J. KLINE & WIFE  
CLB 1006 / E22

ROHE  
LEO ROHE  
MANE

KENNETH B. RINGSBORO

FARM  
KENNETH B. KING, HUSB.  
& WIFE  
6460/427

WAYNE B. & KAREN J.  
KNIGHT  
5476 / 331

LAN  
JAMEST. CHISOLM  
& WIFE

GEORGE J. F.  
MARGARET R. FITZ  
54166/442

JOHN F. & MARY H  
KLINE  
5466/482

HOWARD  
KLING  
5503;

WAYNE B. & KAREN  
KNIGHT  
5084/490

**GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.**

---

**CIVIL ENGINEERS & LAND SURVEYORS**

---

656 KENILWORTH DRIVE, SUITE 100  
TOWSON, MARYLAND 21204  
(301) 825-8120



OWNER / DEVELOPER  
ROHE FARM PARTNERSHIP  
12101 BEL AIR ROAD  
SUITE A  
KINGSVILLE, MARYLAND 21087

Scale: 1" = 100'

-100 -50 0 100 200

DATE: AUGUST 28, 1970

R-91-120  
ROHE FARM DEVELOPMENT

PLAT TO ACCOMPANY PETITION  
FOR ZONING RECLASSIFICATION FROM  
DR-1 & DR-2 TO DR-5.5

ELECTION DISTRICT NO.15  
COUNCILMATIC DISTRICT NO.5

2014







October 17, 1990

# NOTICE OF HEARING

Petition for Zoning Reclassification  
Case No. R-91-120  
SE/4 Bird River Road, 165' +/- SW of c/l of Reames Road  
15th Election District - 5th Councilmanic  
Petitioner(s): Rohe Farm Lane Development, Inc.

## PROPERTY DESCRIPTION

Beginning at a point South 53 degrees 50 minutes East 165 feet from the centerline intersection of Bird River Road and Reames Road said point being also in the east right-of-way line of Bird River Road; thence the following courses and distances:

- 1) South 38 degrees 37 minutes 00 seconds East 878.00 feet;
- 2) North 51 degrees 11 minutes 00 seconds East 774.33 feet;
- 3) South 06 degrees 13 minutes 00 seconds West 674.42 feet;
- 4) South 33 degrees 11 minutes 00 seconds West 1151.25 feet;
- 5) South 53 degrees 11 minutes 00 seconds West 792.47 feet to the southeast corner of a proposed 50 foot right-of-way; thence binding on the south side of said right-of-way and a 50 foot utility easement
- 6) North 32 degrees 43 minutes 00 seconds West 2662.45 feet;
- 7) North 59 degrees 01 minutes 37 seconds East 20.00 feet;
- 8) South 38 degrees 58 minutes 23 seconds East 433.10 feet;
- 9) North 50 degrees 07 minutes 52.7 seconds East 130.00 feet;
- 10) North 39 degrees 07 minutes 52.7 seconds West 130.00 feet;
- 11) North 50 degrees 07 minutes 52.7 seconds West 333.12 feet;
- 12) North 38 degrees 58 minutes 23 seconds West 20.00 feet;
- 13) North 50 degrees 01 minutes 37 seconds East 15.00 feet to the east right-of-way line of Bird River Road; thence binding on said right-of-way line.
- 14) North 38 degrees 58 minutes 23 seconds East 419.39 feet to the point of beginning.
- 15) North 56 degrees 17 minutes 00 seconds East 419.39 feet to the point of beginning.

Containing 45.90 acres of land, more or less, being all that land as recorded in Baltimore County Land Records Book 7580 Page 24.

RECLASSIFICATION: Petition to reclassify the property from D.R.-1/D.R. 2 zoning to D.R.-5.5 zoning.

TIME: 10:00 a.m.

DATE: THURSDAY, JUNE 4, 1991

LOCATION: County Office Building, Room 301  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN  
County Board of Appeals

cc: Rohe Farm Lane Development, Inc.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

May 15, 1991

887-3353

E. Scott Moore, Esquire  
4111 E. Joppa Road  
Baltimore, MD 21236

RE:

Item No. 14  
Case No. R91-120  
Petitioner: Rohe Farm Lane  
Reclassification Petition

Dear Mr. Moore:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before June 4, 1991. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

R91-120  
Rohe Farm Lane  
Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Thomas Frech  
Rohe Farm Lane Dev., Inc.  
12101 Bel Air Road  
Kingsville, MD 21087

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this  
3rd day of August, 1991.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

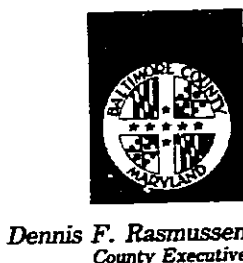
Received By:

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Rohe Farm Lane Development, et al  
Petitioner's Attorney: E. Scott Moore

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

November 23, 1990



Mr. William Hackett  
Chairman, Board of Appeals  
County Office Building  
Towson, Maryland 21204

Zoning Classification Cycle IV  
Property Owner: Rohe Farm Lane Development, Inc.  
Case No./Hearing Date: R-91-120; June 4, 1991  
Location: SE/4 Bird River Road, 165' SW of Reames Road  
Existing Zoning: D.R.-1/D.R.-2  
Election District: 15th  
Councilmanic District: 5th  
Acres: 45.9  
Proposed Zoning: D.R.-5.5

Dear Mr. Haines:

The existing D.R.-1 and D.R.-2 zoning for this site can be expected to generate approximately 570 vehicle trips per day, and the proposed D.R.-5.5 zoning can be expected to generate approximately 2,600 vehicle trips per day.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lvw

RECEIVED  
NOV 28 1990  
ZONING OFFICE

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-4500

Paul H. Reincke  
Chief

OCTOBER 16, 1990



J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ROHE FARM LANE DEVELOPMENT, INC.

Location: SE/S BIRD RIVER ROAD

Item No.: R-91-120 Zoning Agenda: OCTOBER, 1990 - APRIL, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Reincke* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/REK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

P. David Fields, Director Date: June 4, 1991  
TO: Office of Planning & Zoning

FROM: William T. Hackett, Chairman  
County Board of Appeals

SUBJECT: Documented Site Plan Submitted/Amended  
Case No. R-91-120 /Rohe Farm Lane Development, Inc.

Pursuant to the appropriate sections of the Baltimore County Code and a public hearing on June 4, 1991, we are transmitting to you a copy of the amended documented plan, as well as the attendant documentation, submitted to the County Board of Appeals. This copy is being forwarded to you for processing with the Baltimore County Planning Board.

By copy of this memorandum, we are also forwarding ten copies of this amended plan and a copy of the Amended Petition for Zoning Reclassification to the Zoning Office.

*William T. Hackett*  
William T. Hackett

Attachment (1 copy of Amended Plan /Petition)

cc: Pat Keller  
W. Carl Richards, Jr. w/10 copies of Amended Plan  
and 1 copy of Amended Petition

## ENVIRONMENTAL IMPACT STATEMENT FOR BALTIMORE COUNTY

ROHE FARM PROPERTY

WILLIAM F. KIRWIN, INC.

28 E. Susquehanna Ave  
Towson, MD 21204

(301) 337-0075



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

June 6, 1991

E. Scott Moore, Esquire  
4111 E. Joppa Road  
Baltimore, MD 21236

RE: Rohe Farm Development  
Zoning Review of Amended and  
Documented Zoning Reclassification  
Plan in accordance with Section  
258.1(d)(1), B.C.C. and Board of  
Appeals Rules of Practice and  
Procedure - Rule #9  
Item #14, Cycle IV  
Case No.: CR91-120

Dear Mr. Moore:

Reference is made to the above sections of the Baltimore County Code that includes a requirement that this office review cycle reclassification petitions for the Board of Appeals for compliance with the applicable statutes and regulations.

The amended and documented plan dated 6/3/91 has been received by the Zoning Office and the following comments identify plan requirements, technical conflicts, and details necessary in order to determine compliance with the Baltimore County Zoning Regulations. When these standard details and information is available or provided, developers engineer to address all conflicts in a proper application and resolve all conflicts prior to zoning approval. The assistance received at the time of filing zoning petitions and the following zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of the public hearing request:

1. Variances, Setbacks, Previous Comments - Previous C.R.G. Comments dated 6/24/89 (some of which have not been addressed or for which compliance is no longer shown, copy attached) must be addressed. Show and dimension 35 foot tract boundary and street right-of-way setbacks for the entire plan. Show lots and dimension building envelopes for each typical lot type on the plan to include but not necessarily limited to the standard lots, corner lots, corner zipper lots, and panhandle lots. Show the front orientation on these lots and base all setbacks (including

E. Scott Moore, Esquire  
June 6, 1991  
Page 2

height and window distance on Section 1801.2, B.C.Z.R., Height and Area Standards. Variance zoning hearings are required to correct all lot deficiencies or setback conflicts. For example: Lots 1 (for which a 29.6 front average setback is shown on the previous C.R.G. plan), 47 and 69 will not permit a buildable building envelope based on the house type proposed without a variance hearing.

2. Zipper Lot Windows - The zipper lots have building envelopes which will permit rear facing windows on the dwelling to be located within 40 feet. This conflicts with C.M.D.P., V.B.6.c and 1801.2.C.2.b, B.C.Z.R., and must be corrected or it must be boldly noted on the plan "LOTS 89-111, 63-69 and 78-83 ARE NOT PERMITTED REAR FACING WINDOWS IN THE BUILDABLE AREA SHOWN" on the reclassification and any future C.R.G., F.D.P. and record plats plans.
3. Typical - Include a typical street section that would include public overflow or visitor parallel parking.
4. Sign Variance - The sign detail must note if it is single face or double face and since the base is larger than required for support of the sign, it must be included as part of the total sign square footage per Zoning Policy S1.1. (This will require a variance.)
5. Include an open projection/accessory structure note on the plan.
6. Address the highlighted and added comments on the accompanying reclassification guide and checklist.

If during the reclassification petition process or the preliminary or final development process you need any additional clarification regarding compliance with the B.C.Z.R., please do not hesitate to call me at 887-3391.

Very truly yours,

*John M. Lewis*  
John M. Lewis  
Planner II

JLL:jaw

cc: Thomas O. Frech, Rohe Farm Development, Inc.  
Kathi Heidenhamer, Board of Appeals  
Pat Keller, Planning Office  
J. Robert Haines, Zoning Commissioner  
James E. Dyer, Zoning Supervisor  
W. Carl Richards, Jr., Zoning Coordinator

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 8/31/89  
(Previously approved 10/14/87)  
PRE-CRG DATE: 6/21/89

FROM: ZONING OFFICE

PROJECT NAME: Rohe Farm Development  
(Formerly Rohe Property)

PLAN: 6/28/89

LOCATION: SE/S Bird River Road,  
cor NE/S Rohe Farm Lane

REV.: 6/24/89 REV.:

DISTRICT: 15c5

NE & I

REVISED PLAN KEY:  
(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

1. Correct the zone lines and coordinate points as per the 1"=200' scale 1988 zoning map and adjust the density calculations and permitted units down accordingly. Clarify how the gross D.R.-2 zoned area is 2.5 acres less than the net D.R.-2 zoned area and clarify in detailed calculations the source of the gross acreage by zone over the net acreage by zone. (5.73 acres difference in the D.R.-1 zone.) Correct all calculations and include Parcel "A" as a density lot utilized.
2. Correct the tract boundary setback to 35 feet on Lots 85-14 and dimension the tract boundary setback around the Lyons property. Provide average street front setbacks on Lots 85, 86 and 87 as per Section 303.1 (B.C.Z.R.) and Zoning Policy S-5. Correct the Rohe Farm Lane street setback on Lot #1.
3. Dimension all lines of subdivision: clarify the in-fact access for the Lyons property which appears to be within a public right-of-way. Increase the scale of the plan plan on the Final Development Plan and increase the scale of the vicinity map to minimum 1"=1,000' on the C.R.G. plan. Indicate the ownership of the land between Court "A" and the Lyons property. Provide dwelling front directional arrows on Lot #49 and corner lots and adjust the building envelopes to the required setbacks. Locate all existing buildings on the property. Describe existing and proposed use and show the front orientation of all dwellings to remain.

W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:scj

6/5/91-Amended Plan submitted on the record. Following parties notified of hearing set for November 8, 1991 at 10:00 a.m.

E. Scott Moore, Esquire  
Rohe Farm Lane Development, Inc.  
James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Public Services  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Chief Deputy County Attorney

Baltimore County Government  
Planning Board



401 Bosley Avenue  
Towson, MD 21204

887-3211

July 19, 1991

TO: William T. Hackett, Chairman  
County Board of Appeals  
FROM: P. David Fields, Secretary  
County Planning Board  
SUBJECT: Case No. R-91-120  
(Rohe Farm Lane Dev., Inc.)

At the regular monthly meeting on July 18, 1991, the enclosed June 19, 1991 staff report was adopted to constitute a report by the Planning Board recommending denial of the petition in Case No. R-91-120.

*P. David Fields*  
P. David Fields

PDE/TD/prh  
HACKETT/TXTPRH  
Enclosure

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Members of the Baltimore County Planning Board DATE: June 19, 1991

FROM: Arnold F. (Pat) Keller, III, Deputy Director  
Office of Planning and Zoning

SUBJECT: Documented Site Plan  
Case No. 91-120/Rohe Farm Lane Development, Inc.

Pursuant to Section 2-58-1(m) of the Baltimore County Code, an amended site plan was referred by Board of Appeals to the director of the Office of Planning and Zoning. Following consideration by this office, a recommendation regarding the above-mentioned case is offered herewith.

*Arnold F. Keller, III*  
Arnold F. "Pat" Keller, III  
Deputy Director

AFK/JL/cmm  
SITEPLAN.3/CYCLE

CASE NO. R91-120

CYCLE IV, ITEM 14

PETITIONER:

Rohe Farm Lane Development, Inc.

REQUESTED ACTION:

Reclassification to D.R.3.5 (Density Residential)

EXISTING ZONING:

D.R.1 and D.R.2 (Density Residential)

LOCATION:

SE/S of Bird River Road, 165/SW of Reames Road

AREA OF SITE:

46.2 acres

ZONING OF ADJACENT PROPERTY/USE:

Northeast - D.R.1 and D.R.2, Single-family dwellings (along Bird River Road) and vacant land  
Southeast - D.R.1, Vacant land  
Southwest - D.R.1 and D.R.2, Single-family dwellings (along Rohe Farm Lane) and vacant land  
Northwest - M.L., Vacant land

SITE DESCRIPTION:

Except for a vacant produce stand, the site is presently unimproved and has gentle to moderate slopes (0-15%).

PROPERTIES IN THE VICINITY:

With the exception of several large lot, single-family dwellings to the southwest along Rohe Farm Lane, the site is surrounded by vacant land.

With the exception of M.L. zoning to the northwest on the opposite side of Bird River Road, the site is surrounded by D.R.1 and D.R.2 zoning.

WATER AND SEWERAGE:

The site lies in an area designated W-5, S-5 according to the Master Water and Sewer Plan, which designates that public water and sewer are "required" and are intended within the framework of the Baltimore County Master Plan.

Rohe Farm Lane Development, Inc.  
Case No. R91-120, Cycle IV, Item 14  
Page 2

TRAFFIC AND ROADS:

The site has direct access to Bird River Road and is located less than 200 ft. from the intersection of Bird River Road and Reames Road. Rohe Farm Lane, a dead end, private road intersecting with Bird River Road, is located along a portion of the southern border of the site.

ZONING HISTORY:

The site has been zoned D.R.1 and D.R.2 since 1976.

MASTER PLAN/COMMUNITY PLANS:

The area is designated as suburban residential in the Baltimore County Master Plan. As in many other areas of the county, strategies are to be developed that would control zoning changes that would dramatically increase density in an area and exacerbate infrastructure and road conditions.

PROPOSED VS. EXISTING ZONING:

The regulations for D.R. zones may be found in Section 1801.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.). The D.R.5.5 zone permits 5.5 dwelling units per acre. The D.R.1 and D.R.2 zones permit 1 and 2 dwelling units, respectively.

DOCUMENTED SITE PLAN

The documented site plan proposes a single-family, detached subdivision consisting of 154 building lots. Individual lot sizes vary. Some lots are fairly large, but most are small and shallow. In many cases, the lots are less than 6,000 square feet in size and less than 80 feet in depth. The smallest lots are zipper lots (i.e., the rear lot lines jog to vary the depth of the rear yard and to concentrate usable space on one side of the lot). Each lot is to be connected with public sewer and water.

A few of the lots would take access from Bird River Road. The majority would take access from either new streets or Rohe Farm Lane, an existing private road. The new streets and Rohe Farm Lane would be improved with a 30-foot cross section on a 50-foot right-of-way.

Nearly 11 acres of the 46.2-acre site would be preserved as local open space. The majority of this open space lies within the limits of a 100-year floodplain.



Rohe Farm Lane Development, Inc.  
Case No. R91-120, Cycle IV, Item 14  
Page 3

A note on the documented site plan indicates that a CRG plan has been approved for this site. The note states "under existing DR-1 & DR-2 zoning there is a current CRG Plan approved on 8/31/89 for 65 single family lots with a remaining unused density of 6 lots. Lots 1-14 & 59-109 as shown on this plan represent the same configuration of those 65 lots as shown on the approved CRG Plan."

#### OFFICE OF PLANNING AND ZONING RECOMMENDATIONS:

Staff recommends that the requested zoning and the documented site plan be denied for the following reasons:

1. This rezoning proposal is not in conformance with the Baltimore County Master Plan. The petitioner is requesting a low density urban residential zoning classification, but the site is designated suburban residential on the Eastern Sector Land Use Plan map. The suburban residential land use category consists mostly of land zoned D.R.1 or D.R.2.
2. The rezoning proposal is inconsistent with the zoning of surrounding properties. The surrounding area is predominately zoned D.R.1 or D.R.2.
3. The documented site plan proposes a 154-lot residential subdivision involving a substantial amount of new road construction. The review and approval of such a major development project should be done through the CRG process, not the cycle zoning process.

Based upon the analysis conducted and information provided, staff recommends the petitioner's request be denied.

CYCZR91.120/CYCLE



County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
1111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

December 10, 1991

E. Scott Moore, Esquire  
MOORE, CARNEY, RYAN & LATTANZI  
4111 W. Joppa Road  
Baltimore, Maryland 21236

Re: Case No. R-91-120 (Rohe Farm Lane Development, Inc.)

Dear Mr. Moore:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

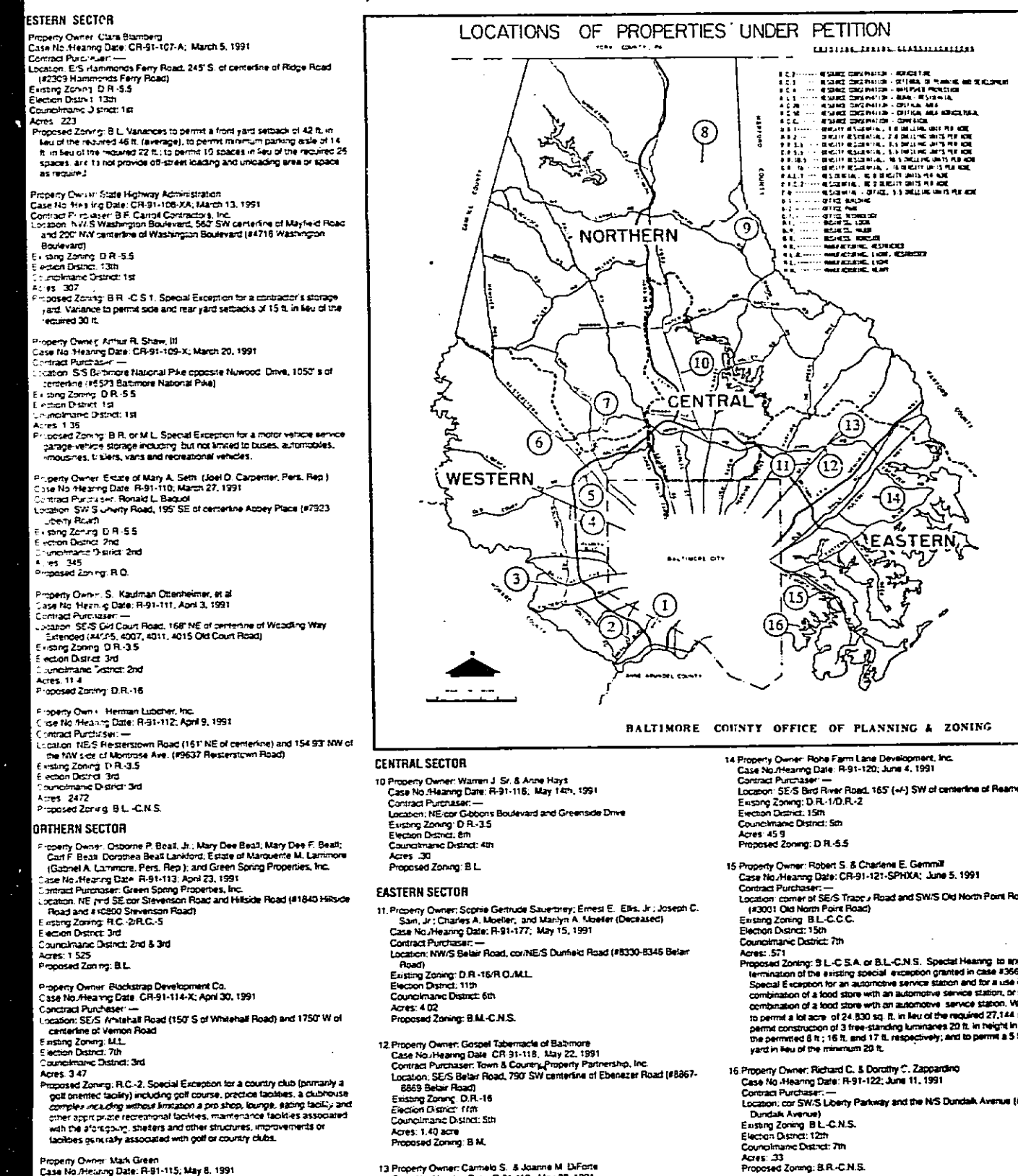
Sincerely,  
*LindaLee M. Kuszmaul*  
LindaLee M. Kuszmaul  
Legal Secretary

Enclosure

cc: Rohe Farm Lane Development, Inc.  
Mr. Walter Frazier  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Lawrence E. Schmidt  
Timothy M. Kotroco  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director  
Zoning Administration

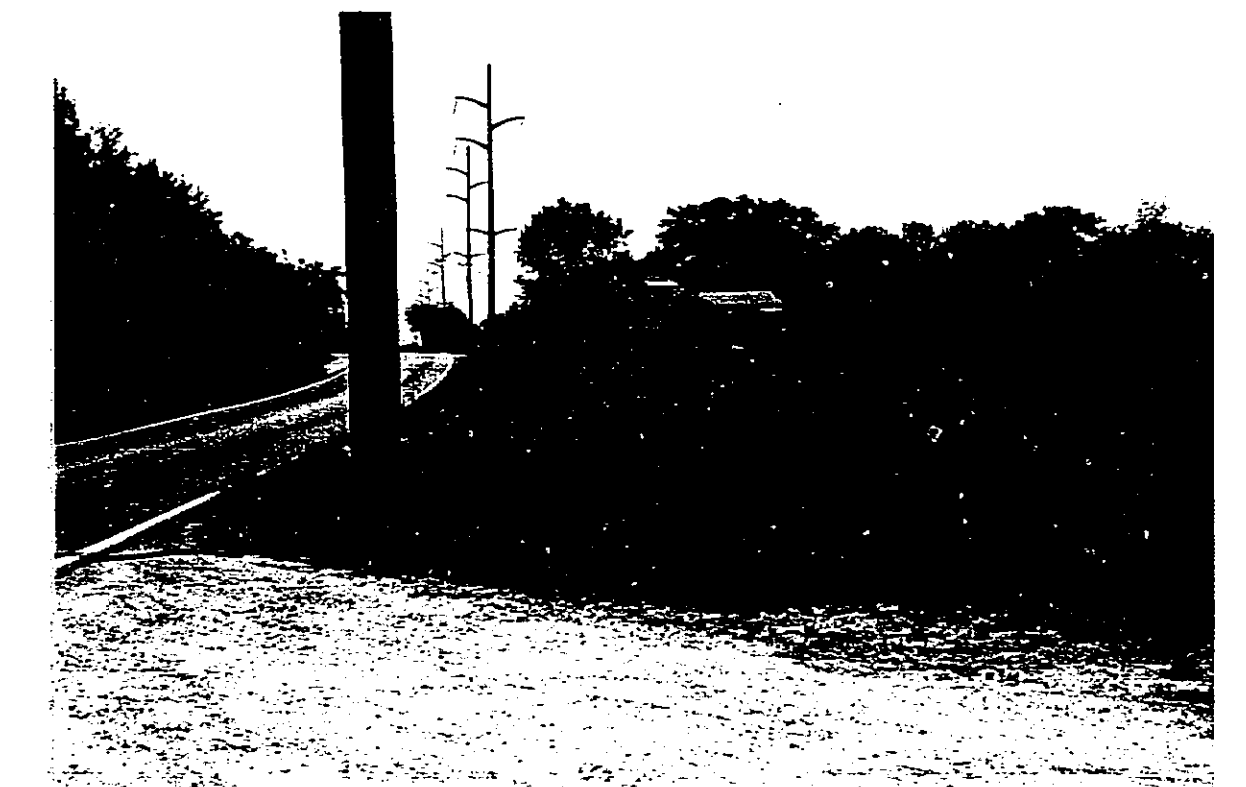
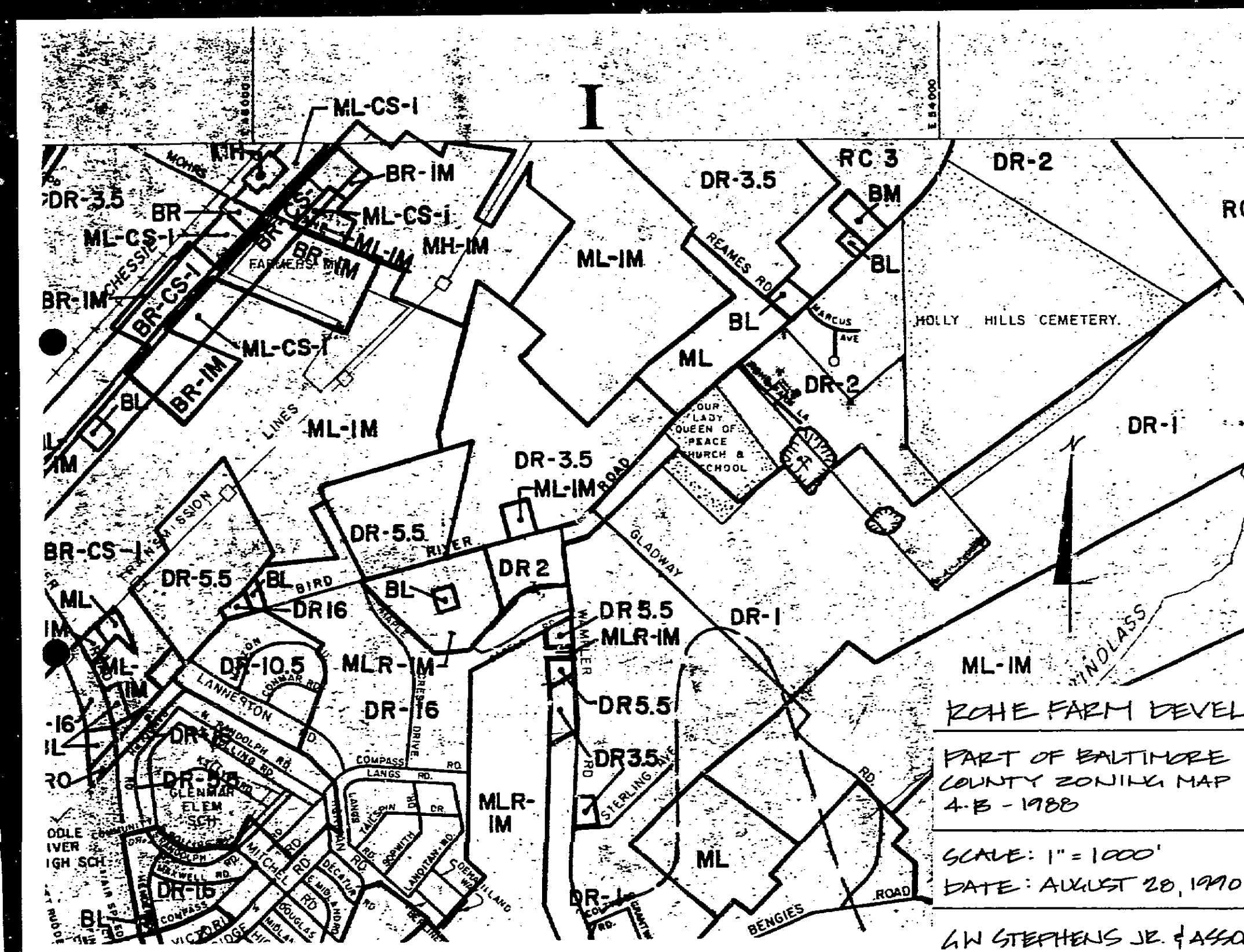
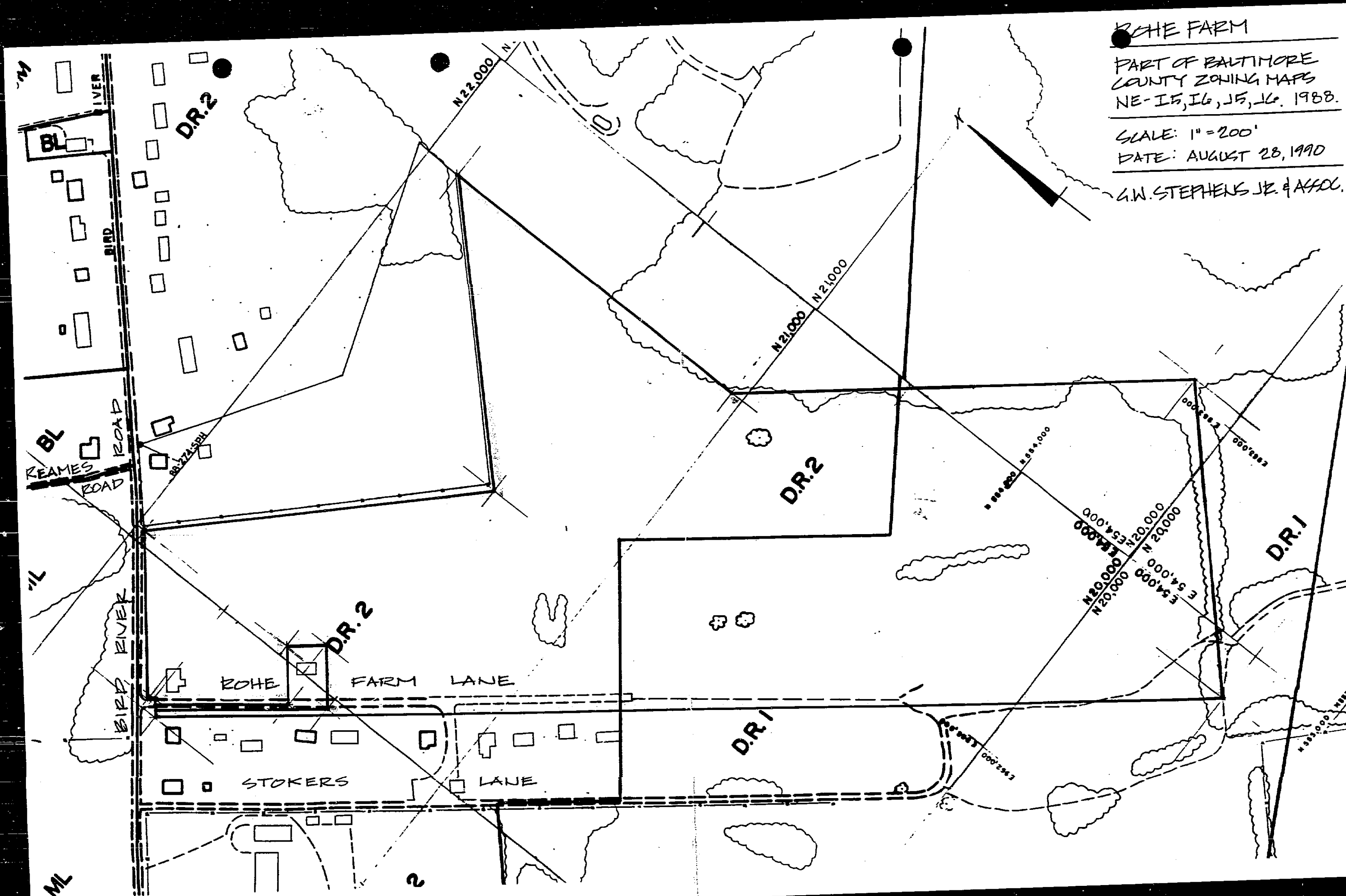
## BALTIMORE COUNTY, MARYLAND PUBLIC NOTICE

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR  
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1990 -  
APRIL, 1991 ZONING RECLASSIFICATION CYCLE IV



LISTING OF PETITIONS: Numbers in the listings are keyed to the map above.  
BY ORDER OF  
WILLIAM HACKETT,  
CHAIRMAN, COUNTY BOARD OF APPEALS AND  
P. DAVID FIELDS,  
DIRECTOR OF PLANNING AND ZONING

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